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07/09/2004 02:15 PM 12.00  
Book - 9012 Pg - 4269-4270  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
BY: EHR, DEPUTY - WI 2 P.

Recording Requested by:  
Associated Title Insurance Agency, LLC  
2795 East Cottonwood Parkway, Suite 440  
Salt Lake City, UT 84121  
(801) 944-2926

AFTER RECORDING RETURN TO:  
Gayleen Johanson  
8252 South Wasatch Grove  
Salt Lake City, UT 84121

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **071-4178819 (daq)**  
A.P.N.: **22-25-307-010-0000**

**Gayleen Johanson**, Grantor, of **Salt Lake City**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Gayleen Johanson, Trustee, or her successors in trustm under the Gayleen Johanson Living Trust, dated June 4, 1999**, Grantee, of **Salt Lake City**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

**Unit No. C-1, contained within the CANYON RACQUET CLUB CONDOMINIUM, as the same is identified in the Record of Survey Map recorded in SALT LAKE COUNTY, Utah as Entry No. 3585268, in Book 81-7, at Page 110, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the CANYON RACQUET CLUB CONDOMINIUM, recorded in SALT LAKE COUNTY, Utah, on July 14, 1981, as Entry No. 3585269, in Book 5270, at Page 1593, TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); and (b) The nonexclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2004** and thereafter.

Witness, the hand(s) of said Grantor(s), this **May 28, 2004** .

### COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. First American Title Insurance Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

BK 9012 PG 4269

*Gayleen Johanson*  
\_\_\_\_\_  
**Gayleen Johanson**

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STATE OF Utah )  
COUNTY OF Salt Lake )Ss.

On May 28, 2004, personally appeared before me, **Gayleen Johanson**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

*Melanie H. Zacherson*  
\_\_\_\_\_  
Notary Public

(Printed Name)  
My Commission expires: 4-11-08

{Seal or Stamp}

