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ENT 94751:2020 PG 1 of 1
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 06 3:58 pm FEE 40.00 BY NA
RECORDED FOR LAW OFFICE KYLE BARRICK LL

RETURN TO/GRANTEE'S ADDRESS:
SUSAN H. GARNER, TRUSTEE OF
THE SUSAN H. GARNER TRUST
1098 EAST 310 NORTH #1-2
LEHI, UTAH 84043

PARCEL NO. 46-634-0050

SPECIAL WARRANTY DEED

SUSAN H. GARNER, of Lehi, County of Utah, State of Utah, Grantor, hereby CONVEYS AND WARRANTS, to the extent provided below, but not otherwise, to SUSAN H. GARNER, or her successors, as Trustee of **THE SUSAN H. GARNER TRUST**, dated the 29th day of June, 2020, of Lehi, County of Utah, State of Utah, Grantee, for the sum of Forty Dollars, and other good and valuable consideration, the real property in Utah County, State of Utah, and more particularly described as follows:

Lot 50, contained within Meadow Park Villas, Plat A, Planned Unit Development, as said Lot is identified in the Plat of said Development, recorded in Utah County, Utah, as Entry No. 70102:2004, and any and all amendments thereto. Together with a right and easement of use and enjoyment in and to the Common Areas described and as provided for, in said Declaration of Covenants, Conditions and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot.

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which was insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantor this 29th day of June, 2020.

Susan H. Garner
SUSAN H. GARNER

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 29th day of June, 2020, by SUSAN H. GARNER.



Nancy Watson
NOTARY PUBLIC