

WHEN RECORDED, MAIL TO:

SPACE BELOW FOR RECORDER'S USE:

Shirlene Bastar, Esq.  
Bastar and Associates, Attorneys at Law  
1791 East 2100 South  
Salt Lake City, UT 84106

12035604  
04/22/2015 03:21 PM \$12.00  
Book - 10317 Pg - 1184-1185  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SHIRLENE BASTAR ESQ  
1791 E 2100 S  
SLC UT 84106  
BY: DKP, DEPUTY - WI 2 P.

MAIL TAX STATEMENTS TO:

Mike Poynor  
679 West 12300 South  
Draper, UT 84020

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT Michael V. Poynor, an unmarried man, of the County of Salt Lake, and the State of Utah, (herein called "Grantors" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Michael V. Poynor, Trustee of the Michael Poynor Living Trust dated February 2, 2015, and any amendments thereto, (herein called "Grantees" whether one or more) of 679 West 12300 South; Draper, Utah 84020, in the County of Salt Lake and State of Utah, all of the following described real property in Salt Lake County, Utah, to-wit:

COMMENCING at a point in the center of a County Road 16.57 chains East along the center line of said road from its intersection with the center of the Galena Canal, said point of beginning also described as being 1804.6 feet West and North 1° 51' West 24.24 chains, more or less, to the center of said road; and West along the center of said road 648.38 feet from the Southeast corner of the Southwest quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 227 feet; thence East 55 feet; thence North 227 feet; thence West 55 feet to the point of COMMENCEMENT.

TIN: 27-25-302-002

More Commonly Known As: 679 West 12300 South; Draper, Utah 84020

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions, easements, maintenance charges and the liens securing said charges, and mineral reservations of whatsoever nature, if any, affecting the premises conveyed herein, now of record in the county wherein the land is located.

TO HAVE AND TO HOLD the Property, with its appurtenances unto the Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it will Warrant and Defend the Property unto Grantee and its successors and assigns from and against all lawful claims whatsoever arising by, through, or under Grantor, but not otherwise.

WITNESS the hand of said GRANTORS, this 22 day of April, 2015.

  
Michael V. Poynor, Grantor

STATE OF UTAH

)

) ss.

COUNTY OF SALT LAKE

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On this 22<sup>nd</sup> day of April, in the year 2015, before me Whitney Sue Warnick, a notary public, personally appeared Michael V. Poynor, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same. Witness my hand and the official seal.



Notary Public: Whitney Sue Warnick  
My commission expires: 09/30/2018