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09/30/2011 01:55 PM \$12.00  
Book - 9954 Pg - 5270-5271  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
STEPAN LEWIS & PAXMAN  
7410 S CREEK RD STE 100  
SANDY UT 84093  
BY: KSR, DEPUTY - MA 2 P.

✓ AFTER RECORDING RETURN TO:  
STEPAN LEWIS & PAXMAN, LC  
7410 S. Creek Road, Suite 100  
Sandy Utah 84093

### **SPECIAL WARRANTY DEED**

**GRANTOR:**

CAROL A. STEPAN, an individual.

**GRANTEE:**

CAROL A. STEPAN, AS TRUSTEE OF THE GREGG AND CAROL STEPAN TRUST  
UNDER TRUST AGREEMENT DATED DECEMBER 8, 2003 AND HER  
SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER.

**GRANTEE'S ADDRESS FOR TAX PURPOSES:**

2266 EAST KARALEE WAY, SANDY, UTAH 84092

**DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:**

LOT 40, HOLLY PARK NO. 1, according to the official plat thereof on file and  
of record in the office of the Salt Lake County Recorder in Book 80-12 of Plats at  
Page 201

Parcel Number: 28-10-379-010

RESERVING, HOWEVER, to Grantor party a LIFE ESTATE to use and occupy the above described property as and for their personal residence during the remainder of the lifetime of Grantor party. Such life estate shall continue until terminated upon the terms and conditions set forth in the Trust Agreement of the above named Trust. Grantor agrees that the life estate reserved to Grantor is non-assignable, and in the event Grantor joins in execution of any future conveyance of the property described herein, either individually or in the capacity of Trustee or Co-Trustee of Grantee trust, such joinder shall be deemed to constitute a voluntary surrender of the life estate reserved hereby, thereby immediately extinguishing the life estate without further act or deed by any person or party.

FOR GOOD AND SUFFICIENT CONSIDERATION, the above-named Grantor does hereby GRANT and CONVEY, unto the above-named Grantee, the real property above described, together with the appurtenances. This deed is given for estate planning purposes, without valuable consideration in cash or property, to vest title to the property in a living trust established by Grantor parties.

Grantor WARRANTS that Grantor has good right and authority to execute and deliver this deed to the Grantee, and that Grantor is the owner in fee simple of said premises, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantor.

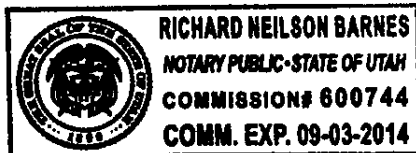
The singular terms "Grantor" and "Grantee" as used in this instrument shall be construed to include the plural.

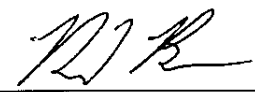
DATED: September 27, 2011.

  
CAROL A. STEPAN

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

SUBSCRIBED, SWORN TO, and acknowledged before me by CAROL A. STEPAN this 27<sup>th</sup> day of September, 2011.



  
NOTARY PUBLIC  
Residing at: 54, UT

My Commission Expires: 9/3/14