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05/03/2013 11:49 AM \$15.00
Book - 10134 Pg - 8273-8274
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SWARTZ & ASSOC
7736 MAIN ST
FOGELSVILLE PA 18051
BY: LMH, DEPUTY - MA 2 P.

2-3
When recorded, return to:

Grantee:
80 Three Mile Harbor Drive
East Hampton, New York 11937-1012

SPECIAL WARRANTY DEED

MARK MITCHNICK and VIVIENNE KEEGAN MITCHNICK, husband and wife, of 80 Three Mile Harbor Drive, East Hampton, NY 11937-1012 ("Grantors"), hereby CONVEY AND WARRANT against all claiming by, through or under them to VIVIENNE KEEGAN, TRUSTEE OF THE MARK MITCHNICK QUALIFIED PERSONAL RESIDENCE TRUST 2 DATED DECEMBER 26, 2012, of 80 Three Mile Harbor Drive, East Hampton, NY 11937-1012 ("Co-Grantee"), AND MARK MITCHNICK, TRUSTEE OF THE VIVIENNE KEEGAN QUALIFIED PERSONAL RESIDENCE TRUST 2 DATED DECEMBER 26, 2012 of 80 Three Mile Drive, East Hampton, NY 11937-1012 ("Co-Grantee") each as to an undivided 50% interest as tenants in common in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the following described tract of land in the County of Salt Lake, State of Utah (the "Property"):

Units 105, 106, 205 and S-105, of THE LODGE AT SNOWBIRD, according to the Record of Survey Map filed for record as Entry No. 2411463 in Book "KK" of Plats, at page 5, together with the appurtenant undivided ownership interest in the common areas and facilities according to the Declaration of Covenants, Conditions and Restrictions, and the Exhibits attached thereto, recorded September 28, 1971 as Entry No. 2412081 in Book 3001 at page 808 of Official Records, and amended by Amendment to Condominium Declaration of the Lodge at Snowbird recorded October 26, 1977 as Entry No. 3014973 in Book 4569 at page 1149 and re-recorded December 16, 1977 as Entry No. 3039149 of Official Records, and all amendments thereto. Tax Parcel #30-06-352-006.

EACH Co-Grantee holding a one-half interest in the Property.

EXCEPTING HOWEVER, from the common area all mineral or underground rights and being limited to the surface rights only.

SUBJECT to easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2012 and thereafter.

WITNESS the hands of said Grantors this 26th day of December, 2012.

WITNESS:

[Signature]

[Signature]

GRANTORS:

[Signature]
MARK MITCHNICK

[Signature]
VIVIENNE KEEGAN ~~MITCHNICK~~

STATE OF PENNSYLVANIA)
) SS.:
COUNTY OF NORTHAMPTON)

The foregoing instrument was acknowledged before me this 29th day of December, 2012, by MARK MITCHNICK and VIVIENNE KEEGAN MITCHNICK.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Maureen A. Cochran, Notary Public
Hanover Twp., Northampton County
My Commission Expires June 22, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[Signature]