

**After Recording, Return To:**  
David J. Castleton  
Ray Quinney & Nebeker P.C.  
36 South State Street, Suite 1400  
Salt Lake City, Utah 84111

12100871  
7/28/2015 3:58:00 PM \$12.00  
Book - 10347 Pg - 3818-3819  
Gary W. Ott  
Recorder, Salt Lake County, UT  
RAY QUINNEY & NEBEKER  
BY: eCASH, DEPUTY - EF 2 P.

**Grantee Address:**  
Ross and Kay Workman Family Trust  
3143 East Bavarian Court  
Sandy, Utah 84093

**Parcel I.D. # 22-35-404-032**

## **SPECIAL WARRANTY DEED**

H. ROSS WORKMAN AND KATHERINE M. WORKMAN, HUSBAND AND WIFE AS JOINT TENANTS, grantors, of Salt Lake County, Utah, hereby CONVEY AND WARRANT against all claiming by, through or under them, to H. ROSS WORKMAN and KATHERINE M. WORKMAN, CO-TRUSTEES u/t/a dated May 29, 2015, creating the ROSS AND KAYE WORKMAN FAMILY TRUST, grantees, of 3143 East Bavarian Court, Sandy, Utah 84093, for the sum of TEN and no/100 DOLLARS, that certain property located in Salt Lake County, Utah, more particularly described in Exhibit A attached hereto.

SUBJECT TO easements, restrictions and rights of way appearing of record or enforceable in law and equity.

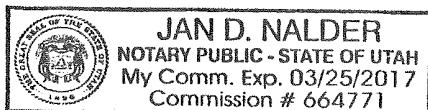
WITNESS the signatures of said grantors, this 28 day of July, 2015.

  
H. Ross Workman

  
Katherine M. Workman

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

The foregoing instrument was acknowledged before me this 28 day of July, 2015, by H. Ross Workman and Katherine M. Workman.



  
Jan D. Nalder  
Notary Public

## **EXHIBIT A**

### **DESCRIPTION OF PROPERTY**

Unit No. 32, contained within the MONTE LUCA CONDOMINIUM PHASE III, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 9192878, in Book 2004, at Page 290, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the MONTE LUCA CONDOMINIUM PROJECT, recorded in Salt Lake County, Utah, on August 16, 2001, as Entry No. 7976985, in Book 8490, at Page 849 and in the Fifth Amendment to Condominium for MONTE LUCA CONDOMINIUMS, recorded October 07, 2004, as Entry No. 9192879, in Book 9046, at Page 5434 and any additional amendments thereto.

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); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive 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.

Parcel No. 22-35-404-032