

SPACE BELOW FOR RECORDER'S USE:

WHEN RECORDED, MAIL TO:

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

MAIL TAX STATEMENTS TO:

Richard and Ronda Stayner
3001 East Scenic Valley Lane
Sandy, Utah 84092

12327529
07/26/2016 10:28 AM \$12.00
Book - 10456 Pg - 1068-1069
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
BASTAR & ASSOCIATES
1791 E 2100 S
SLC UT 84106
BY: TJA, DEPUTY - WI 2 P.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Richard W. Stayner and Ronda Stayner, husband and wife, 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 Richard W. Stayner and Ronda D. Stayner, Trustees of the Stayner Family Trust dated December 30, 1999, and any amendments thereto, (herein called "Grantees" whether one or more) of 3001 East Scenic Valley Lane, Sandy, in the County of Salt Lake and State of Utah, all of the following described real property in Salt Lake County, Utah, to-wit:

See "Exhibit A", attached hereto and by this reference made a part hereof.

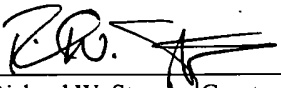
TIN: 28-17-151-039

More Commonly Known As: 10412 South Zinnia Way; Sandy, Utah 84094

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.

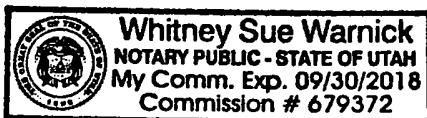
WITNESS the hand of said GRANTORS, this 15th day of July, 2016.


Richard W. Stayner, Grantor


Ronda Stayner, Grantor

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

On this 15th day of July, in the year 2016, before me Whitney Sue Warnick, a notary public, personally appeared Richard W. Stayner and Ronda Stayner, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same. Witness my hand and the official seal.



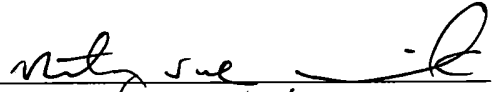
Notary Public: 
My commission expires: 09/30/2018

Exhibit "A"

LOT 11 B, SANDY POINT P.U.D., ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH AN EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREAS AND FACILITIES, INCLUDING BUT NOT LIMITED TO ROADWAYS AND ACCESS WAYS APPURTENANT TO SAID LOT AS PROVIDED FOR IN THE DECLARATION OF SANDY POINT P.U.D.

TAX I.D. #: 28-17-151-039