

2

After recording return to:
Stephen R. Sloan, Esq.
Sloan & Sloan, P.C.
215 South State Street, Suite 101
Salt Lake City, UT 84111

Mail tax notices to:
Benjamin B. Roa, III, and
Kathleen M. Francheck-Roa, Trustees
4759 South Idlewild Road
Salt Lake City, UT 84124

12416290
11/18/2016 02:46 PM \$12.00
Book - 10501 Pg - 7822-7823
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SLOAN & SLOAN PC
215 S STATE ST STE 101
SLC UT 84111
BY: CRP, DEPUTY - MA 2 P.

Parcel No. 22-11-226-018

Special Warranty Deed

BENJAMIN B. ROA, III and KATHLEEN M. FRANCHEK-ROA, husband and wife as joint tenants, GRANTORS, hereby convey and warrant to the extent provided below, but not otherwise, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, to BENJAMIN B. ROA, III, or his successors or successor in trust, Trustee of "THE BENJAMIN B. ROA, III REVOCABLE TRUST" dated July 10, 2007, as amended, as to an undivided one-half (1/2) interest, and KATHLEEN M. FRANCHEK-ROA, or her successors or successor in trust, Trustee of "THE KATHLEEN M. FRANCHEK-ROA REVOCABLE TRUST" dated July 10, 2007, as amended, as to an undivided one-half (1/2) interest, as tenants in common, GRANTEEES, certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

Lot 217, OAKCLIFF PARK NO. 2 SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

GRANTORS warrant only against encumbrances and defects in title existing at the time GRANTORS took title to the above-described real property which was insured by any policy of title insurance issued to GRANTORS. Said warranty shall be limited to the extent of coverage available under such policy.

DATED the 26th day of October, 2016.



Benjamin B. Roa, III



Kathleen M. Francheck-Roa

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

The foregoing instrument was acknowledged before me this 26th day of October, 2016, by BENJAMIN B. ROA, III.

Stacey Braithwaite
NOTARY PUBLIC

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



The foregoing instrument was acknowledged before me this 26th day of October, 2016, by KATHLEEN M. FRANCHEK-ROA.

Stacey Braithwaite
NOTARY PUBLIC

4846-4103-4551, v. 1

