

Recording Requested by:
First American Title Insurance Company
1755 Prospector Avenue, Suite 200
Park City, UT 84060
(435)655-6800

12562852
6/26/2017 12:43:00 PM \$20.00
Book - 10571 Pg - 2180-2181
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE PARK CITY
BY: eCASH, DEPUTY - EF 2 P.

MAIL TAX NOTICE TO:
TIP Dexter, LLC
8355 Supernal Way
Salt Lake City, UT 84121

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **041-5811056 (KP)**
A.P.N.: **08-35-206-018**

Richard K. Mastain, Jr., Grantor, of **Park City, Summit** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

TIP Dexter, LLC, a Utah limited liability company, Grantee, of **Salt Lake City, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

PARCEL 1:

LOTS 10 THROUGH 16, INCLUSIVE, BLOCK 2, PLAT "C", THOMPSON'S SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 2:

THE NORTH 5 FEET OF LOT 17, BLOCK 2, THOMPSON'S SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 3:

BEGINNING 5 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 17, BLOCK 2, THOMPSON'S SUBDIVISION; AND RUNNING THENCE SOUTH 10 FEET; THENCE WEST 137 FEET; THENCE NORTH 10 FEET; THENCE EAST 137 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:

THE SOUTH 10 FEET OF LOT 17, BLOCK 2, THOMPSON'S SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 23, 2017**.

Richard K. Mastain, Jr.

Richard K. Mastain Jr.

STATE OF UTAH)
)ss.
County of Summit)

On June 23, 2017, before me, the undersigned Notary Public, personally appeared **Richard K. Mastain, Jr.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

11/23/2019

Notary Public

