When Recorded Return To:

Dennis M. Astili, PC 7730 S Union Park Ave – Ste 130 Midvale, Utah 84047

Send Tax Notices To: Weiyu Tsai, TTEE 586 E. Park Plaza Place Midvale, Utah 84047 12968950 4/16/2019 2:22:00 PM \$10.00 Book - 10770 Pg - 4608 RASHELLE HOBBS Recorder, Salt Lake County, UT ASTILL LAW FIRM BY: eCASH, DEPUTY - EF 1 P.

SPECIAL WARRANTY DEED

WEIYU TSAI, Grantor, hereby Conveys and Warrants against all persons claiming by, through or under Grantor, to WEIYU TSAI AS TRUSTEE OF THE WEIYU TSAI FAMILY TRUST, dated April 16, 2019, Grantee, for TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Unit 8, contained within PARK PLAZA PLANNED UNIT DEVELOPMENT, as said Lot is identified in the Plat of said Development, recorded in Salt Lake County, Utah, as Entry No. 10276258, in Book 2007P, at Page 441, and in the Declaration of Covenants, Conditions and Restrictions, recorded in Salt Lake County, Utah, on November 15, 2007, as Entry No. 10276259, in Book 9537, at Page 6051 and any and all amendments thereto.

Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.

SUBJECT TO: County and/or City taxes not delinquent; bonds and/or special assessments not delinquent and covenants, conditions, restrictions, rights of-way, easements, leases and reservations now of record, privileges and appurtenances.

TOGETHER WITH any buildings, improvements, water rights, water shares, and all rights-of-way, easements, privileges and appurtenances.

Parcel No.: 22-30-278-010-0000

WITNESS, the hand of said Grantor this 16 day of April, 2019.

WEIVIITOAT

STATE OF UTAH) : ss.

COUNTY OF SALT LAKE

On this day of April, 2019, before me, Dennis M. Astill, a notary public, personally appeared WEIYU TSAI, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same as Grantor.

Notary Public

