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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
HALE WOOD PLLC
4766 HOLLADAY BLVD
HOLLADAY UT 84117
BY: DSA, DEPUTY - MA 2 P.

When Recorded, Return To:
John Stephen Mikita
2592 S Elizabeth St, Apt 8
Salt Lake City, UT 84106-2758

Mail Tax Notices To:
John Stephen Mikita
2592 S Elizabeth St, Apt 8
Salt Lake City, UT 84106-2758

Parcel Number: 16-20-454-017

SPECIAL WARRANTY DEED

JOHN STEPHEN MIKITA ("Grantor"), hereby CONVEYS AND WARRANTS, to the extent provided below but not otherwise, to J. Stephen Mikita, or his successors or assigns, as trustee of The J. STEPHEN MIKITA REVOCABLE TRUST, dated March 17, 2020, ("Grantee"), with a mailing address of 2592 S. Elizabeth Street, Apt. 8, Salt Lake City, UT 84106, for good and valuable consideration, all of their interest in the following described real property situated in Salt Lake County, Utah:

See EXHIBIT "A" attached.

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


WITNESS the hands of said Grantor this 17th day of March, 2020.



John Stephen Mikita

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

On the 17th day of March, 2020, personally appeared before me JOHN STEPHEN MIKITA, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC

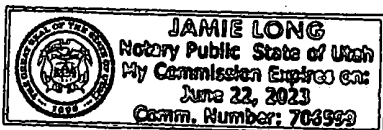


EXHIBIT "A"

The following property located in Salt Lake County, Utah, to wit:

Unit 8, in Building A-10, as shown on the Record of Survey Map of FOREST GLEN CONDOMINIUM PROJECT, PHASE 2, appearing in the records of the County Recorder of Salt Lake County, State of Utah, in Book 79-9, Page 309, of Plats, and as defined and described in the Declaration of Covenants, Conditions and Restrictions of Forest Glen, Phase I, a condominium, appearing in such records in Book 4757, Page 1064 of Records, and Amendment of Declaration and Annexation of Contiguous Land, Forest Glen-Phase II, a condominium, appearing in such records in Book 4944, Page 105, of Records, together with the appurtenant undivided ownership in the General Common Areas and Facilities and Limited Common Areas and Facilities, as defined and set forth in said Declaration, which may be decreased from time to time, as additional contiguous parcels of real property are added to said Project.

SUBJECT to current easements, restrictions and rights of way of record or enforceable in law or equity.