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05/19/2020 11:58 AM \$40.00  
Book - 10946 Pg - 797  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
HALE WOOD  
4766 HOLLADAY BLVD  
HOLLADAY UT 84117  
BY: TCA, DEPUTY - MA 1 P.

**When Recorded, Return To:**

Michael K. Garrett  
4766 S. Holladay Blvd.  
Holladay, UT 84117

**Mail Tax Notices To:**

Joey M. Buchan, Trustee  
Rebecca A. Buchan, Trustee  
3450 Hidden Oak Drive  
Cottonwood Heights, Utah 84121

Parcel Number: 28-02-277-013

## SPECIAL WARRANTY DEED

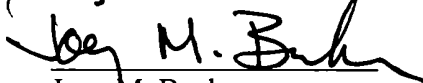
JOEY M. BUCHAN AND REBECCA A. BUCHAN ("Grantor"), hereby CONVEY AND WARRANT, to the extent provided below but not otherwise, to Joey M. Buchan, or his successors or assigns, as trustee of THE JOEY MICHAEL BUCHAN LIVING TRUST, u/t/a September 30, 2005, as amended, as to an undivided ½ interest and to Rebecca A. Buchan, or her successors or assigns, as trustee of THE REBECCA ANN BUCHAN LIVING TRUST, u/t/a dated September 30, 2005, as amended, as to an undivided ½ interest ("Grantees"), with a mailing address of 3450 Hidden Oak Drive, Cottonwood Heights, Utah 84121, for good and valuable consideration, all of their interest in the following described real property situated in Salt Lake County, Utah, which shall constitute their sole and separate property therein:

**ALL OF LOT 4, AMENDED HIDDEN OAKS ESTATES NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.**

Subject to easements, restrictions and rights of way appearing of record or enforceable by law or equity.

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

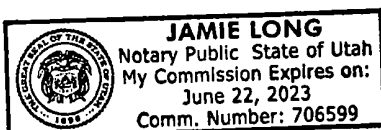
WITNESS the hands of said Grantors this 14<sup>th</sup> day of May, 2020.

  
Joey M. Buchan

  
Rebecca A. Buchan

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

On the 14<sup>th</sup> day of May, 2020, personally appeared before me JOEY M. BUCHAN and REBECCA A. BUCHAN, the signers of the within instrument, who duly acknowledged to me that they executed the same.



  
NOTARY PUBLIC

Ent 13273836 BK 10946 PG 797