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WHEN RECORDED MAIL TO:
Richard H. Bradley
4525 South Wasatch Blvd. #250
Salt Lake City, Utah 84124

Mail Tax Notices to:
Deborah L. McFarlane
2054 East Michigan Avenue
Salt Lake City, Utah 84108

13375162
08/27/2020 12:51 PM \$40.00
Book - 11007 Pg - 2320-2322
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
RICHARD H. BRADLEY
4525 SOUTH WASATCH BOULEVARD
STE. 250
SALT LAKE CITY UTAH 84124
BY: JLA, DEPUTY - MA 3 P.

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of
which is acknowledged, I, Deborah L. McFarlane GRANTOR, BARGAINS AND SELLS,
CONVEYS AND CONFIRMS to: THE DEBORAH L. MCFARLANE TRUST, dated the
27th day of July, 2020, Deborah L. McFarlane, TRUSTEE, GRANTEE, the following
described real property in the County of Salt Lake, State of Utah.

THE PROPERTY IS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A"
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

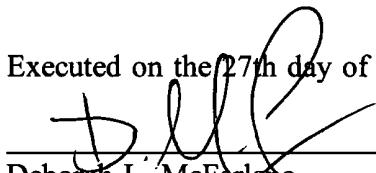
PARCEL NO. 16-10-303-020-0000

Subject to all recorded easements, covenants, conditions, restrictions of record, agreements,
and encumbrances.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same
belonging, unto the Grantees, and to the heirs and assigns of the Grantees forever.

The Grantors hereby covenanting that said Grantees and the heirs, executors, administrators
and assigns of the Grantees, shall and will WARRANT AND DEFEND the title to the
premises unto the Grantees, and to the heirs and assigns of the Grantees forever, against the
lawful claims of all persons by and through the Grantor and none other.

Executed on the 27th day of July, 2020, at Salt Lake City, Utah.

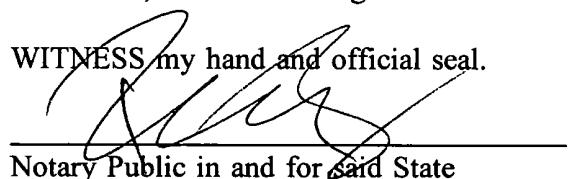

Deborah L. McFarlane

ss.

} STATE OF UTAH
}
} COUNTY OF SALT LAKE

On this 27th day of July, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Deborah L. McFarlane 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/she executed it.

WITNESS my hand and official seal.



Notary Public in and for ~~said~~ State

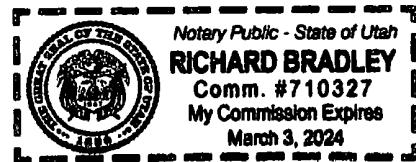


Exhibit "A"

Unit No. 10-A, in Building 10 contained within the THE TOWNES, a Condominium Project, as the same is identified in the Record of Survey Map recorded in SALT LAKE COUNTY, Utah as Entry No. 2541615, in Book 73-5, at Page 1, and in the Amended Record of Survey Map recorded in SALT LAKE COUNTY, Utah as Entry No. 2555271, in Book 73-7, at Page 43, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the THE TOWNES, a Condominium Project, recorded in SALT LAKE COUNTY, Utah, on May 22, 1973, as Entry No. 2541614, in Book 3332, at Page 147, and in the Amended Declaration of Covenants, Conditions, Restrictions and Bylaws of the THE TOWNES, a condominium project, recorded in SALT LAKE COUNTY, Utah, on April 17, 1989, as Entry No. 4759161, in Book 6118, at Page 1183, and in the Amended Declaration of Covenants, Conditions, Restrictions and Bylaws of the THE TOWNES, a condominium project, recorded in SALT LAKE COUNTY, Utah, on May 30, 1996, as Entry No. 6369931, in Book 7410, at Page 2721. Together with:

(a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, 5 percent (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); and (b) The nonexclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.