

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

Mail Tax Notices to:
Jeffery W. Niederhauser
9293 South Monet Lane
Sandy, Utah 84093

13438011
10/26/2020 09:13 AM \$40.00
Book - 11046 Pg - 287-288
RASHELLE HOBBS
RECODER, SALT LAKE COUNTY, UTAH
RICHARD H. BRADLEY
4525 WASATCH BLVD #250
SALT LAKE CITY UT 84124
BY: ADA, DEPUTY - MA 2 P.

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged,
We, Jeff Niederhauser and Jan Niederhauser, GRANTORS, BARGAIN AND SELL,
CONVEY AND CONFIRM to: THE JEFF AND JAN NIEDERHAUSER TRUST, dated the
12th day of April, 2004, Jeffery W. Niederhauser and Jan P. Niederhauser, TRUSTEE(S),
GRANTEEES, the following described real property in the County of Salt Lake, State of
Utah.

LOT 326, GIVERNY AMENDED, A PLANNED UNIT DEVELOPMENT

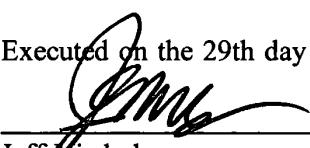
PARCEL NO. 28-02-480-002-0000

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 29th day of September, 2020, at Salt Lake City, Utah.


Jeff Niederhauser


Jan Niederhauser

ss. } STATE OF UTAH
} COUNTY OF SALT LAKE

On this 29th day of September, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeff Niederhauser and Jan Niederhauser personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed it.

WITNESS my hand and official seal.

Chesney Kjar
Notary Public in and for said State

