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1/13/2021 2:42:00 PM \$40.00
Book - 11098 Pg - 7511-7512
RASHELLE HOBBS
Recorder, Salt Lake County, UT
THE MCCULLOUGH GROUP LLC
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TO:
GREGORY C. ZAUGG, ESQ.
THE McCULLOUGH GROUP, LLC
405 SOUTH MAIN STREET, SUITE 800
SALT LAKE CITY, UTAH 84111

GRANTEE ADDRESS:
HAPPY HOLDINGS, LLC
9350 SOUTH 150 EAST, SUITE 1000
SANDY, UTAH 84070

Space above for County Recorder's use

Parcel # 16-35-202-013-0000

SPECIAL WARRANTY DEED

OAKLEY LEVI MILLER, grantor, of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under him to **HAPPY HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY**, grantee, of Salt Lake County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, all of his interest in the following described tract of land in **Salt Lake County, State of Utah**:

SEE ATTACHED EXHIBIT A

WITNESS, the hand of said grantor this 29 day of DECEMBER, 2020.



OAKLEY LEVI MILLER

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

On the 29 day of DECEMBER, 2020, personally appeared before me, **OAKLEY LEVI MILLER**, the signer of the within instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC

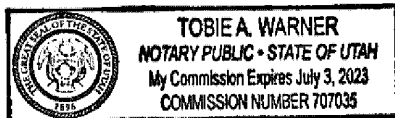


EXHIBIT A

ALL OF LOT 515, TERRACE VIEW NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES, RESTRICTIONS AND RESERVATIONS OF RECORD AND THOSE ENFORCEABLE IN LAW AND EQUITY.

SUBJECT TO: PROPERTY TAXES FOR THE YEAR 2019 AND THEREAFTER; COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS APPARENT OR OF RECORD; ALL APPLICABLE ZONING LAWS AND ORDINANCES.