

MAIL TAX NOTICE TO:
JENNIFER ANN SMART
10339 South Whetstone Cove
South Jordan, UT 84009

13559223
2/8/2021 11:08:00 AM \$40.00
Book - 11113 Pg - 9835-9836
RASHELLE HOBBS
Recorder, Salt Lake County, UT
UTAH FIRST TITLE INS AGCY
BY: eCASH, DEPUTY - EF 2 P.

Escrow No. 38833

SPECIAL WARRANTY DEED

BONNIE LEE THOMAS, grantor(s)
of SOUTH JORDAN, County of SALT LAKE, State of UTAH, hereby CONVEY(s) and WARRANT(s) to

JENNIFER ANN SMART and BONNIE LEE THOMAS, as joint tenants, grantee(s)
of SOUTH JORDAN, County of SALT LAKE, State of UTAH, for the sum of TEN DOLLARS and other good
and valuable consideration, the following described tract of land in UTAH County, State of Utah, to-wit:

See Exhibit A

Tax ID# 26-13-230-022

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of record or enforceable in law and equity and taxes for the year 2020 and each year thereafter.

WITNESS the hand of said grantor(s), this 2nd day of February, 2021.

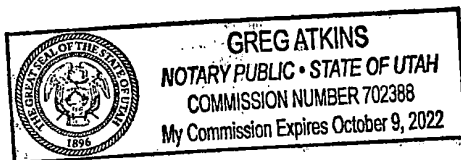


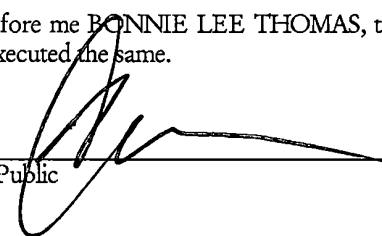
BONNIE LEE THOMAS

STATE OF UTAH
COUNTY OF UTAH

}
SS.

On the 2nd day of February, 2021, personally appeared before me BONNIE LEE THOMAS, the signer(s) of the within instrument who duly acknowledged to me that SHE executed the same.





Notary Public

UFT #38833

EXHIBIT "A"

LEGAL DESCRIPTION

All of Lot 392, KENNECOTT DAYBREAK PLAT 9 SUBDIVISION, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Subject to Special Warranty Deed recorded July 25, 2012 as Entry No. 11436247, in Book 10038 at Page 8163 which recites as follows: Grantor hereby retains and reserves (i) all oil, gas and minerals under or appurtenant to the Land, together with all rights to use or extract the same, except that Grantor shall not have the rights to enter upon or disturb the first 500 feet below the surface of the Land to use or extract the same and (ii) all water flowing or located under, within, or over and all water rights or water shares in any way connected or associates with or appurtenant to the land.

Grantor and Grantee agree that provisions of Paragraph 10 of Exhibit B to that Certain Deed dated October 16, 2002 from Kennecott Utah Copper Corporation, as Grantor, to OM Enterprises Company, as Grantee, recorded in the Official Records of Salt Lake County as Instrument No. 8442505, including, without limitation, the "Well Prohibition Covenant" [which prohibits drilling of water wells on the land] and the "Subsequent Transfer Covenant" [which requires that the Well Prohibition Covenant be inserted in all future deeds for such land] (as such terms are defined in such Paragraph 10), are hereby incorporated into this Deed shall be binding on Grantee, its successors and assigns.

Tax ID# 26-13-230-022