

When Recorded Return To:  
David J. Friel, Attorney  
10808 S. River Front Parkway #3106  
South Jordan, Utah 84095

Send Tax Notices To:  
Ronald P. Landrus and  
JoAnn Landrus, Trustees  
12287 South Copper Gulch Lane #B  
Herriman, Utah 84096

13660210  
05/12/2021 11:16 AM \$40.00  
Book - 11173 Pg - 120-121  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
DAVID J FRIEL LAW OFFICE  
10808 SOUTH RIVER FRONT  
PARKWAY #3106  
SALT LAKE CITY UT 84095  
BY: GGA, DEPUTY - MA 2 P.

### SPECIAL WARRANTY DEED

Ronald Landrus and JoAnn Landrus, husband and wife as joint tenants, Grantors, of Herriman, State of Utah, hereby Convey and Warrant (against all who claim by through or under the Grantors) only to Ronald P. Landrus and JoAnn Landrus, Trustees of THE RONALD P. LANDRUS AND JOANN LANDRUS FAMILY TRUST, DATED April 23, 2021, Grantee, and to any successor in trust, for TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Lot 42, MIDAS CREEK VILLAS, a Planned Unit Development, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project 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); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey May (as said Declaration and Map may hereafter be amended or supplemented).

TAX ID NUMBER FOR PROPERTY: 26-25-301-067

SUBJECT TO: Any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

Property Address: 12287 South Copper Gulch Lane #B, Herriman, Utah 84096

WITNESS, the hand of said Grantors this 10 day of May, 2021.

Ronald P Landrus  
Ronald P. Landrus, Grantor

JoAnn Landrus  
JoAnn Landrus, Grantor

STATE OF UTAH            )  
                                      : ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 10 day of May, 2021, by Ronald P. Landrus and JoAnn Landrus, Grantors.

Stephanie June Galley  
NOTARY PUBLIC

