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9/7/2021 9:30:00 AM \$40.00
Book - 11234 Pg - 3565-3566
RASHELLE HOBBS
Recorder, Salt Lake County, UT
AMERICAN SECURE TITLE SL
BY: eCASH, DEPUTY - EF 2 P.

When Recorded Mail to:
Moore Homes, L.C.
c/o Randall J. Moore
9691 S. Granite Woods Circle
Sandy, UT 84092

Property #:548-5991

SPECIAL WARRANTY DEED

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah

corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to Moore Homes, L.C., A Utah Limited Liability Company, GRANTEE, of 9691 S Granite Woods Cir., Sandy UT, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situated in the County of Salt Lake, State of Utah, and more particularly described as follows:

Parcel A, SUGAR PLUM FARMS PLAT ONE, according to the official plat thereof, filed in Book 2001P of Plats, at Page 31, of the official records of the SALT LAKE County Recorder.

(Tax parcel number: 14-27-101-001)

Subject to: (i) any state of facts that an accurate and complete ALTA/ACSM Land Title Survey (with all Table A items) and/or physical inspection of the property might disclose, (ii) all zoning, regulations, restrictions, rules, and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction, and (iii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

The Grantor specifically reserves, excepts, and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid, or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts, and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains it's after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.

LTC 158504

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name by its authorized agent, this 30th day of August, 2021.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: *Phillip E. Allison*
Authorized Agent

STATE OF UTAH)
 :ss
COUNTY OF SALT LAKE)

On this 30th day of August, 2021, personally appeared before me Phillip E. Allison, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand.

Gordon R. Jessee
Notary Public for the
State of Utah

