



When Recorded, Mail To:

Dennis K. Poole
POOLE & ASSOCIATES
4543 South 700 East, Suite 200
Salt Lake City, Utah 84105

GRANTEE'S ADDRESS:

9575 South 3770 West
South Jordan, Utah 84009

Space above for County Recorder's Use

PARCEL NOS. 27-08-127-014
14-27-377-034
26-01-156-048

SPECIAL WARRANTY DEED

JUAN I. PELAEZ (also known as Juan I. Pelaez-Gary) and VIRGINIA H. PELEAZ, husband and wife, of 9575 South 3770 West, South Jordan, Utah 84009, GRANTORS, hereby convey and warrant against all claiming by, through or under them to the **JUAN I. PELAEZ (also known as Juan I. Pelaez-Gary) and VIRGINIA H. PELAEZ, as Trustees of the JUAN I. AND VIRGINIA H. PELAEZ FAMILY TRUST dated January 13, 2022**, GRANTEE, of 9575 South 3770 West, South Jordan, Utah 84009, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described real property located in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD such property together with its appurtenances unto Grantee and its assigns forever. Grantors do hereby covenant to and with Grantee that they are the owners in fee simple of the property and that they will warrant and defend the property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantors, but not otherwise.

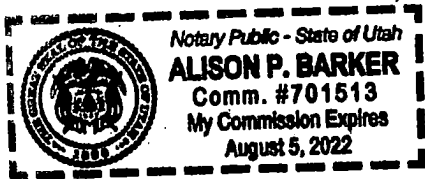
DATED this 13th day of January, 2022.

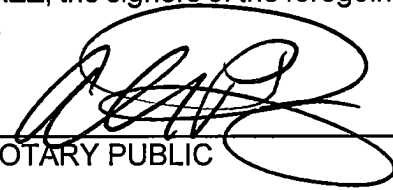
JUAN I. PELAEZ (also known as Juan I. Pelaez-Gary)

VIRGINIA H. PELAEZ

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 13th day of January, 2022, personally appeared before me JUAN I. PELAEZ (also known as Juan I. Pelaez-Gary) and VIRGINIA H. PELAEZ, the signers of the foregoing instrument who duly acknowledged that they executed the same.





NOTARY PUBLIC

EXHIBIT "A"

(Legal Descriptions)

Real property located in Salt Lake County, Utah, more particularly described as follows:

Parcel 1:

Lot 8, CLOVER HILLS SUBDIVISION, NO. 1, according to the Official Plat thereof, as recorded in the office of the Salt Lake County Recorder.

Parcel No. 27-08-127-014

Parcel 2:

Building No. 106, Unit No. S, contained within THE TOWNS AT HUNTER VILLAGE, Phase 4, a Condominium Project, as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, as Entry No. 8091488, at Page 372, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of The Towns at Hunter Village, a Condominium Project, recorded December 14, 2001 in Book 8541 at Page 2676, as Entry No. 8091485; recorded December 14, 2001 in Book 8541 at Page 2729, as Entry No. 8091487; recorded December 14, 2001 in Book 8541 at Page 2738, as Entry No. 8091489; recorded December 14, 2001 in Book 8541 at Page 2747, as Entry No. 8091491; recorded December 14, 2001 in Book 8541 at Page 2755, as Entry No. 8091493; recorded December 14, 2001 in Book 8541 at Page 2765, as Entry No. 8091495 in the office of the Salt Lake County Recorder.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit (the referenced Declaration 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 nonexclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Parcel No. 14-27-377-034

Parcel 3:

Unit 2, in Building 12, contained within the COPPER HILLS CONDOMINIUMS, a Utah condominium project as identified in the Record of Survey Map recorded September 4, 2003 as Entry No. 8803360, in Book 2003P, at Page 268 of Plats, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of COPPER HILLS CONDOMINIUMS, recorded October 22, 2004, as Entry No. 9204848, in Book 9051, at Page 8325 (as said Declaration may have been amended and/or supplemented) in the Office of the Recorder of Salt Lake County, Utah.

Together with the appurtenant undivided interest in and to the common areas and facilities more particularly described in said Declaration and any amendments and/or Supplements thereto.

Parcel No. 26-01-156-048