



14110295 B: 11421 P: 7571 Total Pages: 3  
05/26/2023 11:10 AM By: avice Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: OLD REPUBLIC TITLE (COMMERCIAL)  
299 S MAIN STSALT LAKE CITY, UT 841111919

MAIL TAX NOTICE TO GRANTEE:

Spencer Hutchinson  
3887 West Pine Landing Way  
West Jordan, UT 84084

File Number: 2375338HM CHC 502-0569

## SPECIAL WARRANTY DEED

**The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS AGAINST THE ACTS OF GRANTOR ONLY to

**Spencer Hutchinson, a single man**

GRANTEE

the following tract of land in Salt Lake County, State of UT, to-wit

See Exhibit A

TAX ID NUMBER FOR PROPERTY: 21-20-304-007

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 2023 and thereafter.

Effective as of this 26 day of MAY, 2023.

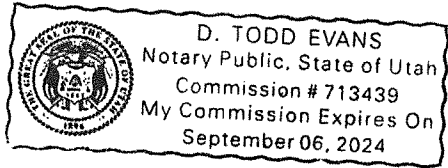
The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

Joseph D. Lowe  
By Joseph D. Lowe  
Its Authorized Agent

STATE OF UTAH

COUNTY OF SALT LAKE

On this 26 day of MAY, 2023, personally before me appeared JOSEPH D. LOWE who proven on the basis of satisfactory evidence is the Authorized Agent of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, and that said document was signed by him/her on behalf of said Corporation by authority of its articles of incorporation and/or bylaws, and acknowledged to me that said corporation executed the same.



[Signature]

Notary Public  
Commission Expires:

EXHIBIT A

Unit 7, in Building 2, contained within the PINES AT JORDAN LANDING PHASE 1, a Utah Condominium Project as identified in the Record of Survey Map recorded as Entry No. 7987127, in Book 2001P, at Page 245 of Plats, and as further defined and described in the Declaration of Condominium of the PINES AT JORDAN LANDING PHASE 1, recorded August 28, 2001, as Entry No. 7987128, in Book 8493, at Page 8239, in the office of the Recorder of Salt Lake County, Utah, and in any supplements/amendments thereto.

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 of Condominium 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 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.

For Informational Purposes: TAX ID NO. 21-20-304-007