

After Recording Return to:
HUNTSMAN | LOFGAN | WALTON ^{PLLC}
623 East Fort Union Blvd., Suite 201
Midvale, Utah 84047

14113790 B: 11423 P: 7202 Total Pages: 3
06/05/2023 11:42 AM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HUNTSMAN - LOFGAN - WALTON, PLLC
623 EAST FORT UNION BLVD, SUITE 201 MIDVALE, UT 84047



Send Tax Statements to:
Taylor Reynolds
3643 W. Golden Sky Lane
South Jordan, UT 84009

Pa APN #: 27-17-333-062-0000

SPECIAL WARRANTY DEED


Grantor: TAYLOR J. REYNOLDS, an unmarried man of South Jordan, Salt Lake, State of Utah.
Grantee: TAYLOR JAMES REYNOLDS, Trustee of the TAYLOR JAMES REYNOLDS LIVING TRUST established May 30th, 2023.

TAYLOR J. REYNOLDS (“Grantor”), of South Jordan, Salt Lake, State of Utah hereby conveys and warrants to TAYLOR JAMES REYNOLDS, Trustee of the TAYLOR JAMES REYNOLDS LIVING TRUST, established May 30th, 2023 (“Grantee”), the described real property set forth on the attached Exhibit A, free from encumbrances created or suffered by the Grantor, except as specifically set forth herein.

The true consideration for this conveyance is \$10.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 30th day of May, 2023.


TAYLOR JAMES REYNOLDS, as Trustee of the
TAYLOR JAMES REYNOLDS LIVING TRUST.
Dated the 30th day of May, 2023.

STATE OF UTAH)
):ss.
COUNTY OF SALT LAKE)

I certify that I know or have satisfactory evidence that TAYLOR JAMES REYNOLDS, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 30th day of May, 2023.



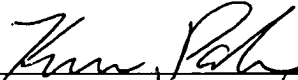

Printed Name: Kevin Park
Notary Public in and for the State of Utah.
My Appointment Expires: 10-19-2025

EXHIBIT A
Legal Description

File No.: 57384

All of Lot 1052, RUSHTON MEADOWS TOWNHOMES, PHASE 1, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

TOGETHER WITH a nonexclusive right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Plat and said Declaration of Covenants, Conditions, Restrictions, which include the rights of ingress and egress over and across the Private Streets located within said project.

Parcel No. 27-17-333-062-0000

Special Warranty Deed - 3