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When Recorded, Return To:

Michael K. Garrett
4766 S. Holladay Blvd.
Holladay, UT 84117

Mail Tax Notices To:

Allen B. Erikson, Mardon J. Erikson, and
Spencer E. Erikson, Trustees
1152 North 160 East
American Fork, Utah 84003



ENT 141331:2021 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Aug 12 2:21 pm FEE 40.00 BY SM
RECORDED FOR HALE WOOD PLLC

Parcel Number: 50-052-0030


SPECIAL WARRANTY DEED

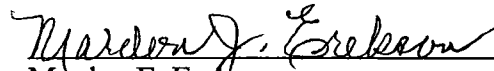
ALLEN B. EREKSON and MARDON E. EREKSON, ("Grantors"), hereby CONVEY AND WARRANT, to the extent provided below but not otherwise ½ of the property, to Allen B. Erikson, Mardon J. Erikson, and Spencer E. Erikson, or their successors or assigns, as Trustees of the ALLEN BENBOW EREKSON TRUST, u/t/a dated December 29, 2010, ("Grantee") and ½ of the property, to Mardon J. Erikson, Allen B. Erikson, and Spencer E. Erikson, or their successors or assigns, as Trustees of the MARDON JAYNE ELGGREN EREKSON TRUST, u/t/a dated December 29, 2010, ("Grantee"), both with a mailing address of 1152 North 160 East, American Fork, UT 84003, for good and valuable consideration, all of their interest in the following described real property situated in Utah County, Utah:

See Exhibit A, attached hereto and hereby incorporated.

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hands of said Grantors this 7 day of JUNE, 2021.


Allen B. Erikson


Mardon E. Erikson

STATE OF Utah)
 : ss.
COUNTY OF Salt Lake)

On the 7th day of June, 2021, personally appeared before me ALLEN B. EREKSON and MARDON E. EREKSON, the signers of the within instrument, who duly acknowledged to me that they executed the same.


NOTARY PUBLIC

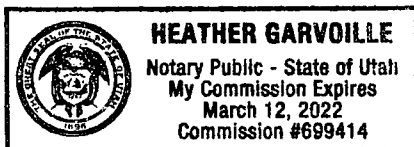


EXHIBIT A

LEGAL DESCRIPTION

Lot 30, as identified in the Plat recorded February 23, 2001 as Entry No. 16612, contained within Plat "A", Quail Meadows at Tri-City, Planned Unit Development identified in the "Declaration of Covenants, Conditions and Restrictions for Quail Meadows Planned Unit Development," recorded initially in the Office of the Utah County Recorder as Entry No. 16613:2001 as such may be amended from time to time.

Also described as follows:

Lot 30, Plat "A", Quail Meadows at Tri-City, Planned Unit Development as identified in the "Declaration of Covenants, Conditions and Restrictions for Quail Meadows Planned Unit Development" recorded in the office of the Utah County Recorder as Entry No. 16613:2001.

Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.

Subject to easements, restrictions and rights of way appearing of record or enforceable by law or equity.