

When recorded, mail to:
Angela E. Atkin, Esq.
Ray Quinney & Nebeker P.C.
P.O. Box 45385
Salt Lake City, UT 84145-0385

Mail tax notices to:
Jason P. Nixon and Abigail A. Nixon, Trustees
2960 Oak Park Lane
Salt Lake City, Utah 84117

Parcel No.: 22-11-376-032-0000

Special Warranty Deed

Jason P. Nixon and Abigail C. Alvey, husband and wife, GRANTORS, hereby convey and warrant against all claims by, through or under Grantors, but not otherwise, to Jason P. Nixon and Abigail A. Nixon, as Trustees of "The Nixon Family Trust" dated the 30th day of August, 2023, GRANTEEES, having a mailing address of 2960 Oak Park Lane, Salt Lake City, Utah 84117, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

PARCEL 1:

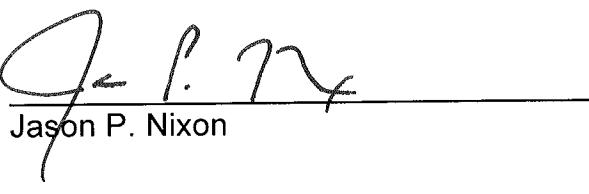
LOT 4, HOLLADAY PARK EAST SUBDIVISION AMENDED,
ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "96-
11P" OF PLATS, AT PAGE 367 OF THE OFFICIAL RECORDS OF THE
SALT LAKE COUNTY RECORDER.

PARCEL 2:

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS
PURPOSES APPURtenant TO PARCEL NO. 1 OVER AND ACROSS
"OAK PARK LANE" AS ESTABLISHED BY THAT CERTAIN
SUBDIVISION PLAT OF HOLLADAY PARK EAST SUBDIVISION
AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED
ON NOVEMBER 6, 1996 IN BOOK "96-11P" AT PAGE 367 OF THE
OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

Subject to easements, restrictions reservations, and rights of way of record.

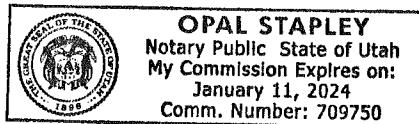
IN WITNESS WHEREOF, GRANTORS have executed this Special Warranty Deed this 30th day of August, 2023.


Jason P. Nixon


Abigail C. Alvey

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

The foregoing instrument was acknowledged before me this 30th day of August, 2023, by Jason P. Nixon and Abigail C. Alvey.



Opal Stapley

NOTARY PUBLIC

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