Recorded at the Request of Adrienne M. Jack, Esq. Holland & Hart LLP 222 S. Main Street, Suite 2200 Salt Lake City, UT 84101

14177991 B: 11457 P: 8758 Total Pages: 1 11/21/2023 04:45 PM By: vanguyen Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: HOLLAND & HART LLP - SLC 222 SO. MAIN ST. SUITE 2200SALT LAKE CITY, UT 84101

Mail Tax Notice to:

Tomi Hill. Trustee 1212 East Mountain Drive Alpine, UT 84004

Space above for County Recorder's use

PARCEL I.D.# 34-10-303-020

SPECIAL WARRANTY DEED

Andrea Pearce (aka Anders Pearce), grantor, of Salt Lake County, State of Utah, hereby CONVEYS AND WARRANTS against all who claim by, through, or under the grantor to Anders Pearce, Tomi Hill and Nicholas Pearce, or their successors, as Trustee of The PT5 Trust dated March 26, 2020, as amended, grantee, of 1212 East Mountain Drive, Alpine, UT 84004, for the sum of Ten and No/100 Dollars and other good and valuable consideration, a 20% interest in the following described tract of land in Salt Lake County, State of Utah, to-wit:

Lot 601 EDELWEISS SUBDIVISION PHASE 6, 1ST AMENDMENT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Together with all improvements and appurtenances, restrictions and reservations of record and those enforceable in law and equity.

Subject to property taxes for the current year and thereafter; covenants, conditions restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

WITNESS the hand of said grantors	is 13 day of NovenBER Andrea Pearce (aka Anders Pe	, 2023.
	Allalea Fearce (aka Allaeis Fe	arce)
STATE OF UTAH)	
	SS.	
COUNTY OF SALT LAKE)	
The foregoing instrument was	acknowledged before me this <u>13</u> day rea Pearce (aka Anders Pearce).	of



<u>CedeRichiu</u> Notary Public