

WHEN RECORDED, MAIL TO:

Erik C. Paulsen, LLC
8494 South 700 East, Suite 150
Sandy, Utah 84070

14193514 B: 11465 P: 8601 Total Pages: 1
01/11/2024 11:56 AM By: salvaredo Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ERIK C. PAULSEN, LLC
8494 SOUTH 700 EAST SUITE 150 SANDY, UT 84070



MAIL TAX NOTICES TO:

801 South 900 East
Salt Lake City, Utah 84102

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is given by MICHAEL BOWMAN, with an address of 801 South 900 East, Salt Lake City, Utah 84102 (as "Grantor"), to Michael V. Bowman, as trustee of THE MICHAEL V. BOWMAN TRUST, dated January 9, 2024, with an address of 801 South 900 East, Salt Lake City, Utah, 84102 (as "Grantee").

For valuable consideration, Grantor hereby conveys and warrants only as against all claiming by, through or under it to Grantee certain real estate situated in Salt Lake County, State of Utah, more particularly described as follows:

COMMENCING AT THE NORTHWEST CORNER OF LOT 23, BLOCK 2, WOODMANSEE'S SUBDIVISION OF BLOCK 1, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 45 FEET; THENCE EAST 140 FEET; THENCE NORTH 45 FEET; THENCE WEST 140 FEET TO THE PLACE OF BEGINNING. BEING ALL OF LOT 23 AND THE NORTH HALF OF LOT 22, BLOCK 2, SAID SUBDIVISION. PARCEL NO. 16-08-179-001-0000

DATED effective as of January 9, 2024.

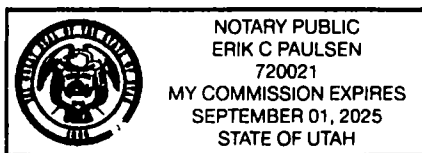
MICHAEL BOWMAN

STATE OF UTAH

:SS

COUNTY OF SALT LAKE

On January 9, 2024, before me, the undersigned notary, personally appeared MICHAEL BOWMAN, who is personally known to me, or satisfactorily proved to be the person whose name is signed on the preceding deed, and acknowledged to me that it was voluntarily signed for its stated purpose.



NOTARY PUBLIC