

14227764 B: 11484 P: 4213 Total Pages: 3  
04/12/2024 03:18 PM By: SCalderon Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:  
Joey Buchan and Rebecca Buchan  
3450 East Hidden Oaks Drive  
Cottonwood Heights, UT 84121



File No.: 177259-CPF

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## SPECIAL WARRANTY DEED

**Mark C. Hardy and Shelley D. Hardy, Trustees of The Mark C. Hardy and Shelley D. Hardy Trust dated December 26, 2001, as amended and restated April 28th, 2017,**

**GRANTOR(S)**, of Holladay, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Joey Buchan and Rebecca Buchan, husband and wife as joint tenants,**

**GRANTEE(S)**, of Cottonwood Heights, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 22-15-427-025 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 10th day of April, 2024.

The Mark C. Hardy and Shelley D. Hardy Trust dated December 26, 2001, as amended and restated April 28th, 2017

BY: *Mark C. Hardy*  
Mark C. Hardy  
Trustee

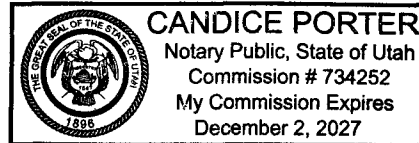
BY: *Shelley D. Hardy*  
Shelley D. Hardy  
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of April, 2024, before me, personally appeared Mark C. Hardy, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Mark C. Hardy and Shelley D. Hardy Trust dated December 26, 2001, as amended and restated April 28th, 2017.

*[Signature]*  
Notary Public

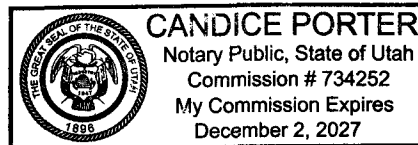


STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of April, 2024, before me, personally appeared Shelley D. Hardy, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Mark C. Hardy and Shelley D. Hardy Trust dated December 26, 2001, as amended and restated April 28th, 2017.

*[Signature]*  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Lot 4, DEERWOOD FARMS SUBDIVISION PHASE 3 - AMENDING AND VACATING A PORTION OF DEERWOOD FARMS PHASE 2, a Residential Subdivision, according to the official plat thereof recorded November 13, 2014 as Entry No. 11945273 in Book 2014P at Page 284 in the office of the Salt Lake County Recorder.

PARCEL 1A:

A non-exclusive easement and right of way for ingress and egress, appurtenant to Parcel 1 above, as set forth and identified by the official plat of Deerwood Farms Subdivision Phase 3 - Amending and Vacating a portion of Deerwood Farms Phase 2, a Residential Subdivision, recorded November 13, 2014 as Entry No. 11945273 in Book 2014P at Page 284 of the official records of the Salt Lake County Recorder's Office.

PARCEL 1B:

A non-exclusive easement and right of way for ingress and egress, over and across the private road known as Deerwood Lane, appurtenant to Parcel 1 above, as set forth and identified by the official plat of Deerwood Farms Subdivision, Phase 2, but being limited to the portion of said lane that traverses Lot 5 of said subdivision.

PARCEL 1C:

A non-exclusive easement and right of way for ingress and egress, appurtenant to Parcel 1 above, as set forth and defined by that certain Access Easement Grant and Agreement recorded September 20, 2019 as Entry No. 13078772 in Book 10833 at Page 4555 of the official records of the Salt Lake County Recorder's Office.