

14341025 B: 11547 P: 2465 Total Pages: 2
01/29/2025 02:40 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: THE MCCULLOUGH GROUP, LLC
405 S MAIN ST STE 800 SALT LAKE CTY, UT 841113418

WHEN RECORDED, MAIL TO:
KATE NANCE, ESQ.
THE McCULLOUGH GROUP
405 SOUTH MAIN STREET, SUITE 800
SALT LAKE CITY, UTAH 84111

**GRANTEE'S ADDRESS/
MAIL TAX NOTICE TO:**
MARGARET WAI YAN YAU and BRYAN
JAMES STILL, TRUSTEES
808 E. GREEN VISTA COURT
SALT LAKE CITY, UTAH 84107

THIS SPACE FOR RECORDER'S USE ONLY

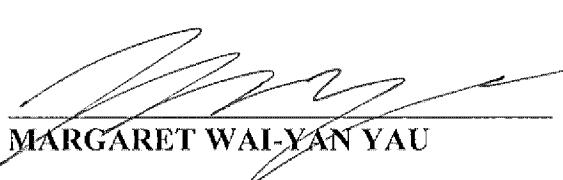
Parcel # 22-05-306-001

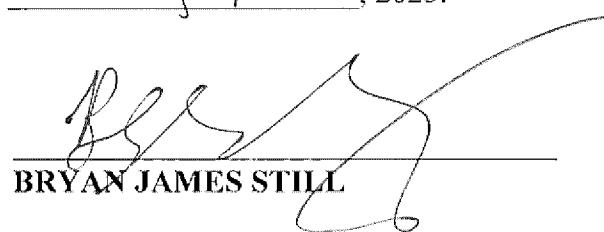
SPECIAL WARRANTY DEED

**MARGARET WAI-YAN YAU AND BRYAN JAMES STILL, JOINT
TENANTS**, grantors, of Salt Lake County, State of Utah, hereby CONVEY and WARRANT
against all claiming by, through or under them to **MARGARET WAI YAN YAU AND
BRYAN JAMES STILL, TRUSTEES OF THE MARGARET YAU AND BRYAN
STILL TRUST** dated January 27, 2025, grantees, of Salt Lake County, for the
sum of \$10.00 and for other good and valuable consideration, the following described tract of
land in **Salt Lake County, state of Utah**:

See attached Exhibit A for legal description.

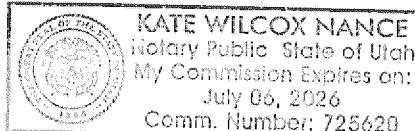
WITNESS, the hands of said grantors January 27, 2025.


MARGARET WAI-YAN YAU


BRYAN JAMES STILL

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

On January 27, 2025, personally appeared before me, **MARGARET
WAI-YAN YAU AND BRYAN JAMES STILL, JOINT TENANTS**, the signers of the
within instrument, who duly acknowledged to me that they executed the same.



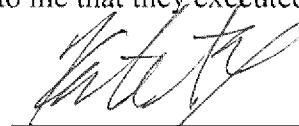

NOTARY PUBLIC

EXHIBIT A
TO SPECIAL WARRANTY DEED

Real property located in Salt Lake County, state of Utah, more particularly described as follows:

**UNIT 1, CONTAINED WITHIN THE ARCADIA GREEN TOWNHOMES,
PHASE 1, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS
IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT
LAKE COUNTY, UTAH.**

**TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID
CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS
APPURTEnant TO SAID UNIT, (THE REFERENCED DECLARATION OF
CONDOMINIUM PROVIDING FOR PERIODIC ALTERATION BOTH IN THE
MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE
COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH
SAID INTEREST RELATES); (b) THE EXCLUSIVE RIGHT TO USE AND
ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS
APPURTEnant TO SAID UNIT, AND (c) THE NON-EXCLUSIVE RIGHT TO
USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN
SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE
EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION
AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER
BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM
OWNERSHIP ACT.**

**SUBJECT TO: COUNTY AND/OR CITY TAXES NOT DELINQUENT; BONDS
AND/OR SPECIAL ASSESSMENTS NOT DELINQUENT AND COVENANTS,
CONDITIONS, RESTRICTIONS, RIGHTS-OF-WAY, EASEMENTS, LEASES
AND RESERVATIONS NOW OF RECORD.**

Parcel No. 22-05-306-001