

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.



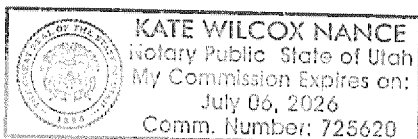
MARGARET WAI-YAN YAU

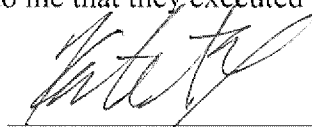


BRYAN JAMES STILL

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

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