

Recording Requested By:

William J. Whitaker
Ahrens DeAngeli Law Group LLP
P.O. Box 17357
Holladay, Utah 84117

Mail Tax Notices to:

Matthew J. Lichtie
4015 W. Hayfield Ct.
Riverton, UT 84065

Parcel No. 33-06-476-021

Special Warranty Deed

Matthew J. Lichtie, an unmarried man, GRANTOR, hereby CONVEYS and WARRANTS to the extent provided below, but not otherwise, against all who claim by, through, or under them, for the sum of \$10, and other good and valuable consideration, to Matthew J. Lichtie, as Trustee of the MJL Revocable Trust created under the MJL Revocable Trust Agreement dated February 27, 2025, GRANTEE, whose mailing address is 4015 W. Hayfield Ct., Riverton, UT 84065, that certain real property located in Salt Lake County, Utah, more particularly described as follows:

Lot 4, Hayfield Court Subdivision, Amending Lot 1 of Gardiner Estates, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Parcel No. 33-06-476-021

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2025 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

GRANTOR warrants only against encumbrances and defects in title existing at the time GRANTOR took title to the above-described real property which were insured by any policy of title insurance issued to GRANTOR. Said warranty shall be limited to the extent of coverage available under such policy.

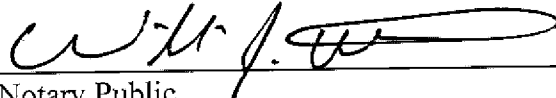
IN WITNESS WHEREOF, GRANTOR is executing this Special Warranty Deed on
Feb 27, 2025.


Matthew J. Lichtie

STATE OF UTAH)
 : §
COUNTY OF SALT LAKE)

On this 27th day of February, 2024, before me, William J. Whitaker, a
notary public, personally appeared Matthew J. Lichtie, proved on the basis of satisfactory evidence
to be the person whose name is subscribed to in this document, and acknowledged Matthew J.
Lichtie executed the same.

(Notary's Official Seal)


Notary Public

