

14441393 B: 11603 P: 8142 Total Pages: 3
09/26/2025 11:20 AM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: RAY QUINNEY & NEBEKER, P.C.
36 S STATE STREET SALT LAKE CITY, UT 84111

Recorded at the Request of
Gregg D. Stephenson, Esq.
Ray, Quinney & Nebeker PC
P.O. Box 45385
Salt Lake City, UT 84145-0385

Mail Tax Notice to:
Ryan K. Workman, Trustee
1413 North 3700 West
Cedar City, Utah 84721

Space above for County Recorder's use
Parcel Number: 22-35-404-032

SPECIAL WARRANTY DEED

Ryan K. Workman, as Trustee of the Ross and Kaye Workman Family Trust u/t/a dated May 29, 2015, Grantor, hereby conveys and warrants against all who claim by, through, or under the Grantors to Ryan K. Workman, as Trustee of the Katherine Meyers Workman Survivor's Trust u/t/a dated May 29, 2015, as amended, Grantee, of 1413 North 3700 West, Cedar City, Utah 84721, for the sum of Ten and No/100 Dollars and other good and valuable consideration, all of his interest in and to the following described real property located in Salt Lake County, State of Utah, and more particularly described as:

See Exhibit A attached hereto and by this reference incorporated herein.

SUBJECT TO easements, restrictions and rights of way appearing of record or enforceable in law and equity.

WITNESS the hand of said Grantor, this 27th day of September, 2024.

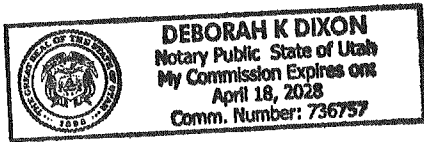
Ross and Kaye Workman Family Trust u/t/a dated May 29, 2015

By:


Ryan K. Workman, Trustee

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 27th day of September, 2024, personally appeared before me Ryan K. Workman, as Trustee of the Ross and Kaye Workman Family Trust u/t/a dated May 29, 2015, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.





NOTARY PUBLIC

1656459

EXHIBIT A

DESCRIPTION OF PROPERTY

Unit No. 32, contained within the MONTE LUCA CONDOMINIUM PHASE III, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 9192878, in Book 2004, at Page 290, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the MONTE LUCA CONDOMINIUM PROJECT, recorded in Salt Lake County, Utah, on August 16, 2001, as Entry No. 7976985, in Book 8490, at Page 849 and in the Fifth Amendment to Condominium for MONTE LUCA CONDOMINIUMS, recorded October 07, 2004, as Entry No. 9192879, in Book 9046, at Page 5434 and any additional amendments thereto.

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.

Parcel No. 22-35-404-032