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**WHEN RECORDED, MAIL TO:**

Erik C. Paulsen, LLC  
8494 South 700 East, Suite 150  
Sandy, Utah 84070

ENT 20742=2024 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Apr 1 01:50 PM FEE 40.00 BY KR  
RECORDED FOR ERIK G PAULSEN LLC

**MAIL TAX NOTICES TO:**

2321 E. Summit Way  
Eagle Mountain, Utah 84005

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**SPECIAL WARRANTY DEED**

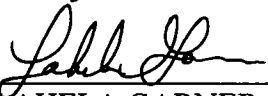
THIS SPECIAL WARRANTY DEED is given by RYAN GARNER and LAHELA GARNER, with an address of 2321 E. Summit Way, Eagle Mountain, Utah 84005 (collectively referred to as "Grantor"), to Ryan Garner and Lahela Garner, as trustees of THE GARNER FAMILY TRUST, dated March 27, 2024, with an address of 2321 E. Summit Way, Eagle Mountain, Utah 84005 (as "Grantee").

For valuable consideration, Grantor hereby conveys and warrants only as against all claiming by, through or under it to Grantee certain real estate situated in Utah County, State of Utah, more particularly described as follows:

**LOT 63, PIONEER ADDITION PHASE VII "A" SUBDIVISION, according to the official plat thereof, as recorded in the office of the Utah County Recorder, State of Utah. Parcel No. 49:663:0063**

DATED effective as of March 27, 2024.

  
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RYAN GARNER

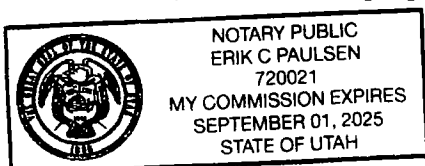
  
\_\_\_\_\_  
LAHELA GARNER

STATE OF UTAH

:SS

COUNTY OF SALT LAKE

On March 27, 2024, before me, the undersigned notary, personally appeared RYAN GARNER and LAHELA GARNER, who are personally known to me, or satisfactorily proved to be the persons whose names are signed on the preceding deed, and acknowledged to me that they signed it voluntarily for its stated purpose.



  
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NOTARY PUBLIC