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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

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.


RYAN GARNER

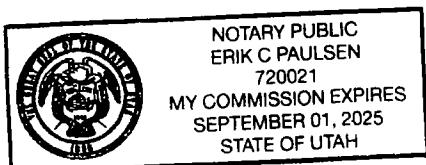
LAHELA GARNER

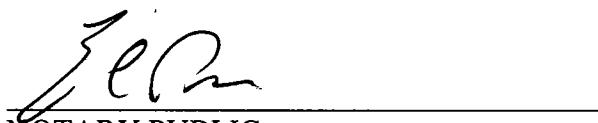
STATE OF UTAH

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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.




NOTARY PUBLIC