

WHEN RECORDED MAIL TO:
Richard H. Bradley
4525 South Wasatch Blvd. #250
Salt Lake City, Utah 84124

Ent 483685 Bk 1309 Pg 1508-1510
Date: 31-AUG-2020 9:37:03AM
Fee: \$40.00 Check Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: BRADLEY RICHARD H

Mail Tax Notices to:
John L. Shumway
4001 South 700 East, Suite 500, Salt Lake City, Utah 84107

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I, John L. Shumway GRANTOR, BARGAINS AND SELLS, CONVEYS AND CONFIRMS to: THE JOHN L. SHUMWAY TRUST, dated the 2nd day of December, 2019, John L. Shumway, TRUSTEE, GRANTEE, the following described real property in the County of Wasatch, State of Utah.

THE PROPERTY IS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to all recorded easements, covenants, conditions, restrictions of record, agreements, and encumbrances.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantees, and to the heirs and assigns of the Grantees forever.

The Grantors hereby covenanting that said Grantees and the heirs, executors, administrators and assigns of the Grantees, shall and will WARRANT AND DEFEND the title to the premises unto the Grantees, and to the heirs and assigns of the Grantees forever, against the lawful claims of all persons by and through the Grantor and none other.

Executed on the 2nd day of December, 2019, at Salt Lake City, Utah.

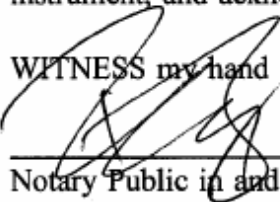


John L. Shumway

ss. } STATE OF UTAH
 }
 } COUNTY OF SALT LAKE

On this 2nd day of December, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared John L. Shumway personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed it.

WITNESS my hand and official seal.



Notary Public in and for said State

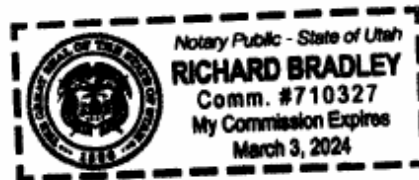


Exhibit "A"

Parcel 1:

UNIT NO. 202, CONTAINED WITHIN THE PLAT C, OF ZERMATT RESORT, ALSO KNOWN AS THE VILLAS PHASE 1, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON MARCH 25, 2002 IN WASATCH COUNTY, AS ENTRY NO. 243106, IN BOOK 552, AT PAGE 498 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON FEBRUARY 08, 2002 IN WASATCH COUNTY, AS ENTRY NO. 241536 IN BOOK 545 AT PAGE 100 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

A.P.N.: 00-0020-1217 Serial No:OZR-3202-0-027-034

Parcel 2:

UNIT NO. 142, CONTAINED WITHIN THE PLAT C, ZERMATT RESORT, ALSO KNOWN AS THE VILLAS PHASE I, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON MARCH 25, 2002, IN WASATCH COUNTY, AS ENTRY NO. 243106, IN BOOK 552, AT PAGE 498, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON FEBRUARY 08, 2002 IN WASATCH COUNTY, AS ENTRY NO. 241536, IN BOOK 545, AT PAGE 100, (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

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Parcel Identification No. 00-0020-1212.