

**WHEN RECORDED, RETURN TO:**  
**AND MAIL TAX NOTICES TO:**  
Steven Hart  
2901 West Blue Grass Blvd. #420  
Lehi, UT 84043

Ent 559282 Bk 1514 Pg 1722 - 1723  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2025 May 09 10:18AM Fee: \$40.00 CO  
For: Cohne Kinghorn, P.C.  
ELECTRONICALLY RECORDED

## SPECIAL WARRANTY DEED

**John L. Shumway, Trustee of The John L. Shumway Trust, dated the 2<sup>nd</sup> day of December, 2019, GRANTOR, of Salt Lake City, Utah, hereby conveys and warrants against all claiming by through or under it, to Hart Acquisitions, LLC, a Utah limited liability company, GRANTEE, for good and valuable consideration, the following described tract of land in Wasatch County, State of Utah:**

**See Exhibit "A" attached hereto and incorporated herein by reference.**

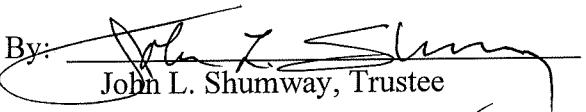
**Tax Parcel No.: 00-0020-1212**

Subject to all liens and encumbrances of record. This shall not serve to reimpose the same. With respect to its physical condition the Property which is the subject of this Special Warranty Deed is being conveyed, "as is."

WITNESS the hand of Grantor, this 8th day of May, 2025.

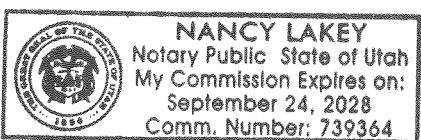
### GRANTOR:

**The John L. Shumway Trust,**  
dated the 2<sup>nd</sup> day of December 2019

By:   
John L. Shumway, Trustee

STATE OF UTAH )  
: ss  
COUNTY OF SALT LAKE )

On the 8<sup>th</sup> day of May, 2025, personally appeared before me **John L. Shumway**, the signer of the within instrument, who duly acknowledged to me that he/she executed the same.



  
Nancy Lakey  
NOTARY PUBLIC

**EXHIBIT "A"**

**Legal Description**

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.)

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.

Parcel Identification No. 00-0020-1212.