WHEN RECORDED, MAIL TO: Shirlee J. Knell, Trustee 4185 Mt. Olympus Way Salt Lake City, Utah 84124 6884264
03/06/98 08:51 AM 10.00
MANCY WORKHAM
RECORDER, SALT LAKE COUNTY, UTAH
VANCOTT, BAGLEY, CORNWALL &
PO BOX 45340 MCCARTHY
SLC, UT 84145
REC BY: V ASHBY , DEPUTY - WI

## LIMITED WARRANTY DEED

JAMES K. KNELL. and SHIRLEE J. KNELL, his wife, GRANTORS, of Salt Lake County, Utah, hereby CONVEY AND WARRANT, to the extent provided below, but not otherwise, to SHIRLEE J. KNELL, Trustee of "The Shirlee J. Knell Family Trust," created under a Declaration of Trust dated March 4, 1998, GRANTEE, of 4185 Mt. Olympus Way, Salt Lake City, Utah 84124, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property, whether currently owned or hereafter acquired, in Salt Lake County, State of Utah:

All of Lot 28, Mount Olympus Park Subdivision, according to the official plat thereof on file in the office of the County Recorder of Salt Lake County, State of Utah.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record.

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hands of said Grantors as of the 4th day of March, 1998.

James K. Knell

Shirles J. Knell

STATE OF UTAH

SS.

COUNTY OF SALT LAKE

On the 4th day of March, 1998, personally appeared before me JAMES K. KNELL and SHIRLEE J. KNELL, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.



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