



WHEN RECORDED, MAIL TO:
Erik C. Paulsen, LLC
8494 South 700 East, Suite 150
Sandy, Utah 84070

MAIL TAX NOTICES TO:
13284 S. Jared Circle
Riverton, Utah 84065

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is given by Craig Smith, as Trustee of THE SMITH FAMILY TRUST dated May 15, 2008, with an address of 13284 S. Jared Circle, Riverton, Utah 84065 (collectively referred to as "Grantor"), to SMITH CONDO, LLC, a Utah limited liability company, with an address of 13284 S. Jared Circle, Riverton, Utah 84065 (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 Rich County, State of Utah, more particularly described on Exhibit A, attached hereto.

DATED effective as of FER 25, 2020.

THE SMITH FAMILY TRUST
dated May 15, 2008

By: Craig Smith
Craig Smith, Trustee

STATE OF UTAH

:ss

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me on February 25, 2020,
by Craig Smith, as Trustee of THE SMITH FAMILY TRUST dated May 15, 2008.


NOTARY PUBLIC



EXHIBIT A

ALL OF UNIT 72, Amended and Restated record of survey map of SWEETWATER PARK BEACH RESORT CONDOMINIUM, together with the undivided ownership and interest in Project Common Areas and Facilities which are appurtenant to the Units and described in that certain Amended Covenants, Conditions, and Restrictions recorded August 8, 1988 as Filing No. 37187, in Book R5, at Page 159, and to which units are further described and depicted in that certain Plat of the amended and Restated Record of Survey Map of Sweetwater Park Beach Condominium filed August 8, 1988 as Filing No. 37186, in Book R5, at Page 158, in the office of the Recorder of Rich County, Utah. Said units having formerly been known as Unit 3, Building A Sweetwater Park Beach Resort Condominium Project No. 2, together with the appurtenant undivided ownership and interest in Project Common Areas and facilities which are appurtenant to the Unit, and described in that certain Enabling Declaration recorded June 18, 1973 as filing No. F13,676 in Book 12, at page 532, and those certain Amended Declarations recorded June 27, 1975 as Filing No. F15,559 in Book N2, at Page 563, in the office of the Recorder of Rich County, Utah, and which units are further described and depicted in that certain plat of Sweetwater Park Beach Resort Condominium Project No. 2 filed June 18, 1973 as filing No. F13,676 in Book 12, at page 532, and in that certain Amended plat filed June 27, 1975 as Filing No. F15,558 in Book N2, at Page 562, all in the office of the Recorder of Rich County, Utah.

SUBJECT, HOWEVER, TO:

- a) The provisions of the Utah Condominium Ownership Act.**
- b) All provisions of the Declaration and Survey Map herebefore referred to.**
- c) All rules and regulations and agreements made and entered into pursuant to the provisions of the said Utah Condominium Ownership Act and said Declaration.**

Tax Parcel No. 41-37-13-072