

Mail Tax Notices To:

Brian Landers, Trustee
Sierra Niederhauser, Trustee
1942 W. Marble Fox Circle
Lehi, UT 84048

ENT 99572:2025 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Dec 19 02:01 PM FEE 40.00 BY TM
RECORDED FOR Elysium Legal, LLC
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Sierra Niederhauser and Brian Landers, Joint Tenants, grantors, of Lehi, Utah County, State of Utah, hereby convey and warrant against all claiming by, through or under them to BRIAN LANDERS AND SIERRA NIEDERHAUSER, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE LANDERS NIEDERHAUSER LIVING TRUST, DATED DECEMBER 18, 2025, AND ANY AMENDMENTS THERETO, grantees, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following-described tract of land in Utah County, State of Utah:

Lot 310, Phase "3", CANYON TRAIL RESIDENTIAL SUBDIVISION, Lehi, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.

Together with the Right and Easement of use and enjoyment in and to the common area as set forth on said plat. (65:605:0310)

Serial #: 65:605:0310

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2025 and thereafter.

WITNESS the hand of said grantors this 18th day of December 2025.



SIERRA NIEDERHAUSER


BRIAN LANDERS

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 18th day of December 2025, personally appeared before me, Sierra Niederhauser and Brian Landers, the grantors and signers of the within instrument, who duly acknowledged to me that they executed the same.




Lauren Evans, NOTARY PUBLIC