

After recording return to:

Stephen R. Sloan, Esq.
Fabian VanCott
95 South State Street, Suite 2300
Salt Lake City, UT 84111

14316641 B: 11534 P: 1691 Total Pages: 2
11/21/2024 04:06 PM By: dkilpack Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FABIAN & CLENDENIN, P.C. DBA FABIAN VANCOTT
95 S. STATE STREET, STE. 2300 SALT LAKE CITY, UT 84111

Mail tax notices to:

Mary Elaine Riley
4738 Woodduck Lane
Salt Lake City, UT 84117

Parcel No. 22-08-202-084

Special Warranty Deed

EARL V. SHIELDS and ANGELIKA BARBARA SHIELDS, also known as BARBARA A. SHIELDS, GRANTORS, hereby convey and warrant against all who claim by, through or under them, to the extent provided below but not otherwise, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, to MARY E. RILEY, having a mailing address of 4738 Woodduck Lane, Salt Lake City, Utah 84117, GRANTEE, all of their right, title and interest in that certain real property located in **Salt Lake County**, State of Utah, more particularly described as follows:

Unit No. 4738 in building C "Hidden Lake Condominium", and garage C 228, together with .8210% undivided ownership in the common areas and facilities according to the declaration of covenants, conditions, restrictions and bylaws and the record of survey map filed for record as entry no. 2625962 in book 74-5 of plats, at page 94, of official records.

SUBJECT TO all easements, rights-of-way protective covenants and mineral reservations of record, if any.

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

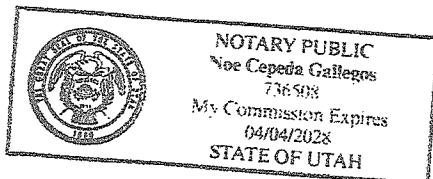
IN WITNESS WHEREOF, GRANTORS have executed this Special
Warranty Deed this 7 day of November, 2024.

Earl V. Shields
Earl V. Shields

Barbara A. Shields
Barbara A. Shields

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

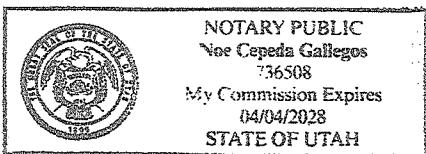
The foregoing instrument was acknowledged before me this 7 day of
November, 2024, by EARL V. SHIELDS.



M. Cepeda
NOTARY PUBLIC

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

The foregoing instrument was acknowledged before me this 7 day of
November, 2024, by BARBARA A. SHIELDS.



M. Cepeda
NOTARY PUBLIC

The Order of the Court is stated below:

Dated: September 02, 2025 /s/ KATIE THOMSON
09:22:54 AM District Court Clerk



FABIAN VANCOTT
Stephen R. Sloan (7627)
Joseph N. Castro (19387)
95 South State Street, Suite 2300
Salt Lake City, Utah 84111
ssloan@fabianvancott.com
Telephone: (801) 531-8900

Attorneys for Personal Representatives

IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY

STATE OF UTAH, PROBATE DIVISION

IN THE MATTER OF THE ESTATE
OF
MARY ELAINE RILEY,
DECEASED.

LETTERS TESTAMENTARY

Probate No. 253901615
Hon. Patrick Corum

MARK H. RILEY and CAROL R. JOHNSON were duly appointed and qualified as personal representatives of the estate of the above-named decedent, by the Court, with all authority pertaining thereto. Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said personal representatives.

[In accordance with the Utah State District Court's E-filing Standard No. 4.1, and URCP Rule 10(e), this Order does not bear the handwritten signature of the Judge or Registrar, but instead displays an electronic signature at the upper right-hand corner of the first page of this Order.]

[END OF DOCUMENT]