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Rhonda Francis Summit County Recorder

01/22/2021 03:50:52 PM Fee \$40.00

By REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC

Electronically Recorded

File No.6052LP

WHEN RECORDED MAIL TO:
SKY & MAIN COMMON, LLC
160 W CANYON CREST RD
ALPINE, UTAH 84004

WARRANTY DEED

ARGENTUM RESIDENTIAL HOLDINGS II, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantor,

of PARK CITY, County of SUMMIT, State of UTAH, hereby CONVEY and WARRANT to

SKY & MAIN COMMON LLC, a UTAH LIMITED LIABILITY COMPANY


Grantee,

of ALPINE, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in County State of, to wit

SEE ATTACHED EXHIBIT A

Subject to property taxes for the year 2020 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.


WITNESS the hand of said grantor, this 22nd day of January, 2021.


**ARGENTUM RESIDENTIAL HOLDINGS II,
LLC, A UTAH LIMITED LIABILITY
COMPANY,
BY: KENNETH ABDALLA, MANAGER**

STATE OF UTAH)
 :SS
COUNTY OF UTAH (Summit)
 KC

On the 22nd day of January, 2021, personally appeared before me KENNETH ABDALLA, who being by me duly sworn did say that he/she is the MANAGER of ARGENTUM RESIDENTIAL HOLDINGS II, LLC, A UTAH LIMITED LIABILITY COMPANY, and that the within and foregoing instrument was signed in behalf of said Limited Liability Company.




Notary Public

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. REAL ADVANTAGE TITLE INSURANCE AGENCY hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

EXHIBIT A

Legal Description

AN UNDIVIDED 1/8 INTEREST SHARE IN UNIT 506, AKA (506-G) CONTAINED WITHIN THE FIRST AMENDED CONDOMINIUM PLAT OF UNION SQUARE CONDOMINIUM, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SUMMIT COUNTY, UTAH, AS ENTRY NO. 774532 (AS SAID MAP MAY HAVE HERETOFORE BEEN AMENDED SUPPLEMENTED BY ENTRY NO. 879382) AND IN THE DECLARATION OF CONDOMINIUM FOR UNION SQUARE RECORDED IN SUMMIT COUNTY, UTAH, AS ENTRY NO. 774533, IN BOOK 1784, AT PAGE 195 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) OF THE OFFICIAL RECORDS.

TOGETHER WITH: (A) THE UNDIVIDED INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT; (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT; AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM ACT.

TOGETHER WITH: THE EXCLUSIVE RIGHT TO POSSESSION AND OCCUPANCY OF THE AFOREMENTIONED SHARED INTEREST IN UNIT IN THE SKY LODGE DURING CERTAIN VACATION TIME IN ACCORDANCE WITH THE SHARED OWNERSHIP REGIME AND THE RESERVATION POLICIES AND PROCEDURES.

Tax Serial Number: USC-506-1AM