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4/29/2019 1:49:00 PM \$13.00  
Book - 10774 Pg - 7928-7929  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
TITLE GUARANTEE S JORDAN  
BY: eCASH, DEPUTY - EF 2 P.

**WHEN RECORDED RETURN TO:**

**Name:** GRANTEE  
**Address:** 7218 SOUTH VIANSА COURT  
MIDVALE, UT 84047

TG FILE NO. 11785-LS

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**WARRANTY DEED**

**T. SCOTT ZIEGLER, A MARRIED MAN**

**GRANTOR**

of **SALT LAKE** County and State of **UTAH**, hereby **CONVEY(S) AND WARRANTS** to:

**SHAYNA MARIE WYATT, UNMARRIED WOMAN**

**GRANTEE**

of **SALT LAKE**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **SALT LAKE** County and State of **UTAH** described as follows:

**ALL OF LOT 3, CONTAINED WITHIN VIANSА VILLAS PUD, AS SAID LOT IS IDENTIFIED IN THE PLAT OF SAID DEVELOPMENT, RECORDED IN SALT LAKE COUNTY, UTAH, AS ENTRY NO. 10110566, IN BOOK 2007, AT PAGE 213, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN SALT LAKE COUNTY, UTAH, ON JUNE 04, 2007, AS ENTRY NO. 10120244, IN BOOK 9473, AT PAGE 1148, AND ANY AND ALL AMENDMENTS THERETO.**

**TOGETHER WITH A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREAS DESCRIBED, AND AS PROVIDED FOR, IN SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, WHICH INCLUDE, WITHOUT LIMITATION, AN EASEMENT FOR VEHICULAR INGRESS AND EGRESS OVER AND ACROSS SAID COMMON AREAS TO AND FROM SAID LOT AND FORT UNION BOULEVARD, A PHYSICALLY OPEN AND LEGALLY DEDICATED PUBLIC STREET.**

**LESS AND EXCEPTING FROM THE COMMON AREAS THAT PORTION OF VIANSА VILLAS PUD, AS DISCLOSED BY THAT CERTAIN BOUNDARY LINE ADJUSTMENT AGREEMENT, RECORDED NOVEMBER 3, 2008, AS ENTRY NO. 10554730 IN BOOK 9656 AT PAGE 3491 OF OFFICIAL RECORDS, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:**

**BEGINNING AT A POINT ON THE WESTERLY BOUNDARY LINE OF VIANSA VILLAS SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AS ENTRY NO. 10110566, IN BOOK 2007 OF PLATS, AT PAGE 213, SAID POINT BEING LOCATED SOUTH 737.01 FEET AND EAST 106.97 FEET FROM A SALT LAKE COUNTY MONUMENT LOCATED AT 300 EAST AND FORT UNION BOULEVARD; RUNNING THENCE SOUTH 89°56'16" EAST 230.15 FEET TO THE EASTERLY BOUNDARY OF SAID SUBDIVISION.**

**Tax Serial No. 22-30-251-096**

also known by street and number of: 7218 SOUTH VIANSA COURT, MIDVALE, UT 84047

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

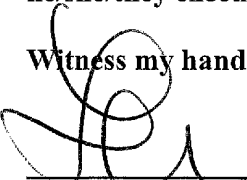
IN WITNESS WHEREOF, the hand of said grantor, this 22nd day of April, 2019.

  
T. SCOTT ZIEGLER

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 22 day of April, 2019, before me Lori A Sutton, a notary public, personally appeared T. SCOTT ZIEGLER, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
Notary Public

