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Mary Ann Trussell, Summit County Utah Recorder

09/11/2014 03:12:58 PM Fee \$12.00

By COALITION TITLE AGENCY, INC.

Electronically Recorded

WHEN RECORDED RETURN TO:

Name: Grantee
Address: 8077 Courtyard Loop #5
Park City, UT 84098

SPECIAL WARRANTY DEED

(Limited Liability Company Form)

THIS DEED, made this 11 day of September, 2014, between The Quarry Village Development, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all who claim by, through, or under the Grantor to

Pat Lambrose and James Cox, as joint tenants,

GRANTEE, for the sum of Ten dollars and other good and valuable consideration, the following tract(s) of land in Summit County and State of Utah described as follows:

UNIT 4, THE COURTYARDS AT QUARRY VILLAGE CONDOMINIUM, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SUMMIT COUNTY, UTAH, AS ENTRY NO. 785175 (AS SAID MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM, FOR THE COURTYARDS AT QUARRY VILLAGE CONDOMINIUM RECORDED IN SUMMIT COUNTY, UTAH AS ENTRY NO. 785176, IN BOOK 1806, AT PAGE 1263 (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 TERMS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT, DATED JUNE 22, 2006, BY AND BETWEEN QVA, INC., A UTAH CORPORATION (QUARRY VILLAGE) AND PARK CITY ACADEMY, A UTAH NONPROFIT CORPORATION (ACADEMY), RECORDED JUNE 29, 2006, AS ENTRY NO. 782537, IN BOOK 1800, ON PAGE 1589, FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM THE SAID PROPERTY.

(Tax Serial No. CQVC-4)

Subject to easements, restrictions and rights of way currently of record and general property taxes for the year 2014 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 11 day of September, 2014

The Quarry Village Development, LLC, a Utah limited liability company

By Joe Johnsen, Manager
Joe Johnsen, Manager

STATE OF Utah)
COUNTY OF Summit) ss.

The foregoing instrument was acknowledged before me this 2 day of September, 2014, by Joe Johnsen, Manager of The Quarry Village Development, LLC, a Utah limited liability company.

My commission expires 8/12/2018. Witness my hand and official seal.

[Signature]
Notary Public:

