



Recorded **16-Nov-2022** Filing No. **104491**
At **04:54 PM** in Book **Z12** Page **387**
Fee **\$40.00** Kaia Bowden Rich County Recorder
For REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC



File No: 21-7087-DL
Mail Tax Notice To:
Grantee
3192 W Ivory Way
Taylorsville, UT 84129

Tax Parcel 41-21-402-0102

SPECIAL WARRANTY DEED

**The Water's Edge Properties, LLC, a Utah limited liability company, who inadvertently took title as
The Water's Edge Properties, LLC**

GRANTOR

hereby Conveys and Warrants against all claiming by, through or under it, and against acts of itself, to

Lyman & Broome Properties, LLC, a Utah limited liability company

GRANTEE

for the sum of Ten and 0/100 (\$10.00) DOLLARS and other good and valuable consideration

the following described tract of land in Rich County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF


SUBJECT TO that certain Deed of Trust recorded June 30, 2022, as Filing No. 103582, in Book W12, at Page 1866 of the Official Records.

Subject to easements, restrictions, covenants, liens, encumbrances, and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2022 and thereafter

WITNESS the hand of said grantor, this 16th day of November, 2022.

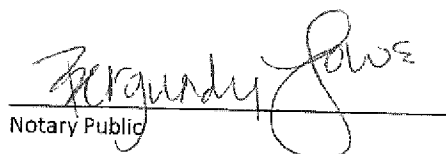
GRANTOR

The Water's Edge Properties, LLC, a Utah limited liability company


By: Christofer S. Shurian
Its: Manager

STATE OF UTAH)
 (ss
COUNTY OF SUMMIT)

On the 15th day of November, 2022, A.D., personally appeared before me Christofer S. Shurian, who being by me duly sworn did say, that he is the Manager, of Waters Edge Properties, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of a resolution of its Members and said Christofer S. Shurian, duly acknowledged that said Limited Liability Company executed the same.


Notary Public

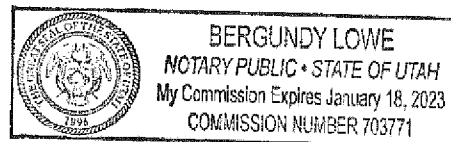


Exhibit "A"
Property Description

Unit 102, Building D, Lake Residences at Bear Lake Phase 8B, according to the official plat thereof on file and of record in the Rich County Recorder's Office.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (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 Ownership Act.

Tax Parcel #: 41-21-402-0102 (New #)
Pt of 41-21-400-0069 (Old #)