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Recording Requested by:
First American Title Insurance Agency, LLC
1755 Prospector Avenue, Suite 200
Park City, UT 84060
(435)655-6800

Page 1 of 2
Mary Ann Trussell, Summit County Utah Recorder
10/11/2016 12:31:35 PM Fee \$12.00
By FIRST AMERICAN - PARK CITY
Electronically Recorded

AFTER RECORDING RETURN TO:
Christopher D. Lipsett and David A. Lipsett
8 Townside Lane
Walpole MA 02081

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **041-5803714 (KP)**
A.P.N.: **RP-J-4**

Thomas P. McGuinness, Grantor, of Park City, Summit County, State of UT, hereby CONVEY AND WARRANT to

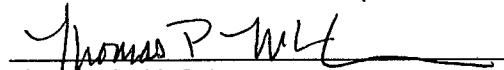
Christopher D. Lipsett and David A. Lipsett, Joint Tenants, Grantee, of Walpole, Norfolk County, State of MA, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Summit County, State of **Utah**:

UNIT 4, IN BUILDING J, CONTAINED WITHIN THE RED PINE CHALETS, PHASE 1, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON MARCH 03, 1980 IN SUMMIT COUNTY, AS ENTRY NO. 164351 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON MARCH 03, 1980 IN SUMMIT COUNTY, AS ENTRY NO. 164352 IN BOOK M-152 AT PAGE 741 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE APPURtenant UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2016** and thereafter.

Witness, the hand(s) of said Grantor(s), this **October 11, 2016**.


Thomas P. McGuinness

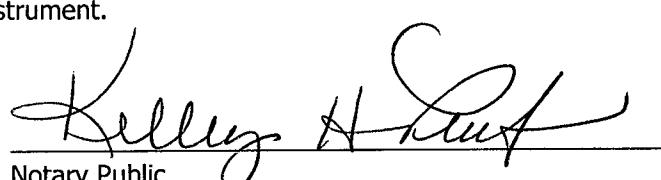
STATE OF Utah)
County of Summit)ss.

On October 11, 2016, before me, the undersigned Notary Public, personally appeared **Thomas P. McGuinness**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

11/23/2019


Notary Public