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03/10/2009 04:12 PM \$30.00  
Book - 9696 Pg - 1563-1573  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
MARTIN E TOWNSEND  
141 SECOND AVE #506  
SLC UT 84103  
BY: ZJM, DEPUTY - WI 11 P.

WHEN RECORDED RETURN TO:  
Martin E. Townsend  
Denise E. Ward  
Belvedere Condominium  
29 South State Street, #302  
Salt Lake City, UT 84111

**CERTIFICATE OF AMENDMENT OF THE BELVEDERE'S AMENDED  
DECLARATION FOR THE SEGREGATION OF UNIT #303 BACK TO  
UNITS #302 AND #303**

STATE OF UTAH                    )  
  ss:  
COUNTY OF SALT LAKE    )

COME NOW the undersigned, MARTIN E. TOWNSEND and DENISE E. WARD (collectively, "Parties"), and attest that they are the record owners of the real property currently known as Unit No. 303, BELVEDERE CONDOMINIUM, formerly Units # 302 and # 303, now combined, described with particularity as follows:

Unit No. 303, contained within the Belvedere, a condominium project, as identified in the Declaration and Map as recorded on September 29, 1978 in the Salt Lake County Recorder's Office in Book 4747 at Page 1498, as said Declaration and/or Map may have thereafter been amended and/or supplemented, including the amendments set forth in the Certificate of Amendment of the Belvedere's Amended Declaration for Combination of Belvedere Units #302 and #303 as recorded in the Salt Lake County Recorder's on December 29, 2006 as Entry No. 9956940 in Book 9402 at Pages 4001-4006 of the official records (Parcel No. 16-06-103-180).

The undersigned further attests that:

There are no other owners of said Property.

The Amended Declaration of Condominium of the Belvedere Condominium was recorded in the office of the County Recorder of Salt Lake County, Utah on February 15, 1979 in Book 4814 at Page 791 of the official records (the "Declaration"). The related Final Plat for the Belvedere was recorded concurrently.

A Certificate of Amendment of the Declaration was recorded in the office of the County Recorder of Salt Lake County, Utah on December 29, 2006 as Entry No. 9956940 in Book 9402 at Pages 4001-4006 of the official records for the purpose of combining Unit No. 302 and Unit No. 303 (the "Amendment").

The Parties now desire to separate Unit No. 302 and Unit No. 303.

The Parties now desire to re-assign to Unit No. 302 and Unit No. 303 their respective percentages of ownership interest as they existed prior to the Amendment. See Exhibit "C" attached hereto and incorporated herein by this reference for the Unit Designation, Size in Square Feet and Percentage of Undivided Interest in the Common Areas and Facilities.

See Exhibit "B" attached hereto and incorporated herein by this reference for Amended Record of Survey Map of Belvedere Condominium showing segregated Unit #302 and Unit #303.

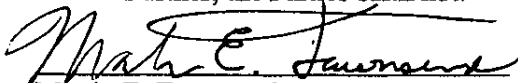
The Property is not encumbered by liens, mortgages or any other interest other than as represented on Exhibit "B" attached hereto and incorporated herein by this reference (the "Lien Holders").

The amended legal description for Unit No. 302 is set forth on Exhibit "A" attached hereto and incorporated herein by this reference.

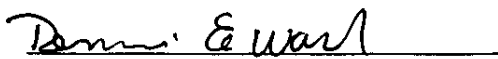
The amended legal description for Unit No. 303 is also set forth on Exhibit "A" attached hereto and incorporated herein by this reference.

This document, the amendment of the Belvedere's Amended Declaration for the segregation of combined Unit #303 back to Unit #302 and Unit #303, and the re-assignment of their respective percentages of ownership interest shall become effective on the date it is recorded in the Office of the County Recorder of Salt Lake County, Utah.

Further, the Parties saith not:

  
Martin E. Townsend

2/18/09  
Date

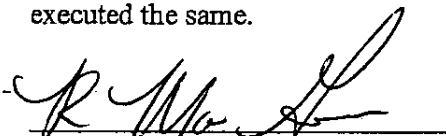
  
Denise E. Ward

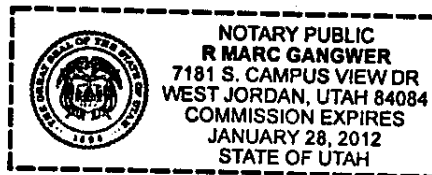
2/18/09  
Date

ACKNOWLEDGMENT

STATE OF UTAH            )  
                                  ss:  
COUNTY OF SALT LAKE )

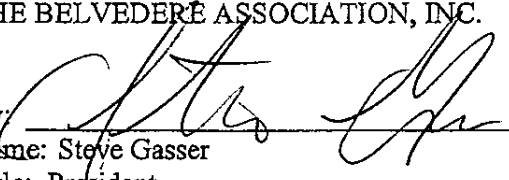
On this 18 day of February, 2009, personally appeared before me, the undersigned Notary Public, in and for said county and state, MARTIN E. TOWNSEND and DENISE E. WARD, being first duly sworn, who acknowledged to me that they executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: SALT LAKE  
My Commission Expires: 1.28.12



CONSENTED TO BY:

THE BELVEDERE ASSOCIATION, INC.

By   
Name: Steve Gasser  
Title: President

Feb 17, 2009  
Date

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**EXHIBIT "A"**

**LEGAL DESCRIPTIONS**

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

**EXHIBIT "A"**

Escrow No. 302-4540577 (mm)  
A.P.N.: 16-06-103-038-0000 and  
16-06-103-039-0000

**PARCEL 1:**

UNIT NO. 302, CONTAINED WITHIN THE BELVEDERE CONDOMINIUM, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON SEPTEMBER 29, 1978 IN SALT LAKE COUNTY, AS ENTRY NO. 3175939, IN BOOK 78-9, AT PAGE 283 OF PLATS, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON SEPTEMBER 29, 1978 IN SALT LAKE COUNTY, AS ENTRY NO. 3175940 IN BOOK 4747 AT PAGE 1498 (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.

**PARCEL 2:**

UNIT NO. 303 WITH AN APPURTENANT .8186 PERCENTAGE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES, IN THE BELVEDERE, A CONDOMINIUM PROJECT LOCATED IN SALT LAKE COUNTY, STATE OF UTAH AND CREATED PURSUANT TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, UTAH CODE, ANN. 88 57-8-1 THROUGH 57-8-36 (SUPP. 1975).

THE LAND ON WHICH THE CONDOMINIUM PROJECT IS LOCATED IS PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 36 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 5, BLOCK 74, PLAT "A", SALT LAKE CITY SURVEY, RUNNING THENCE NORTH 95.5 FEET, THENCE EAST 165 FEET, THENCE SOUTH 105.5 FEET TO THE NORTH LINE OF SOCIAL HALL AVENUE, THENCE NORTH 31°15'14" WEST 65.76 FEET, THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING 131.5 FEET NORTH AND 165 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5, BLOCK 74, PLAT "A", SALT LAKE CITY SURVEY, RUNNING THENCE SOUTH 105.5 FEET, THENCE EAST 18 FEET; THENCE NORTH 105.5 FEET, THENCE WEST 18 FEET, TO THE POINT OF BEGINNING.

THE DECLARATION CREATING THE CONDOMINIUM PROJECT WAS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 4747, PAGE 1498, ENTRY NO. 3175940, ON THE 29TH DAY OF SEPTEMBER 1978, AND AMENDED DECLARATION WAS RECORDED FEBRUARY 15, 1979, IN BOOK 4814, PAGE 791, ENTRY NO. 3237344.

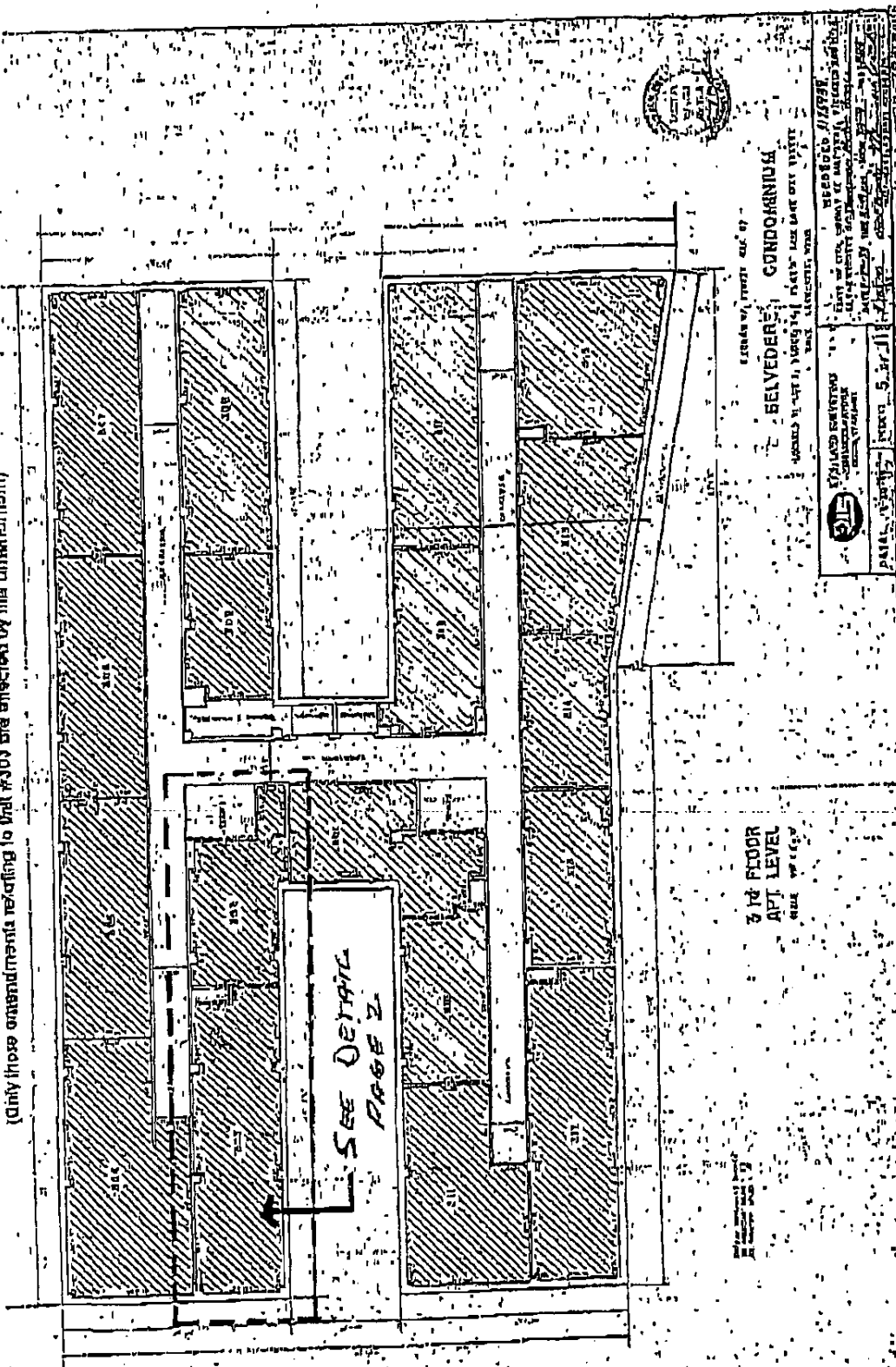
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**EXHIBIT "B"**

**DRAWING ENTITLED "AMENDED RECORD OF SURVEY MAP OF  
UNIT #302 AND UNIT #303, THE BELVEDERE" SHOWING SEGREGATED  
UNITS**

Amended Record of Survey Map of Belvedere Condominium  
 3<sup>rd</sup> Floor Page 1 of 2

(Only those amendments relating to Unit #305 are affected by this amendment)



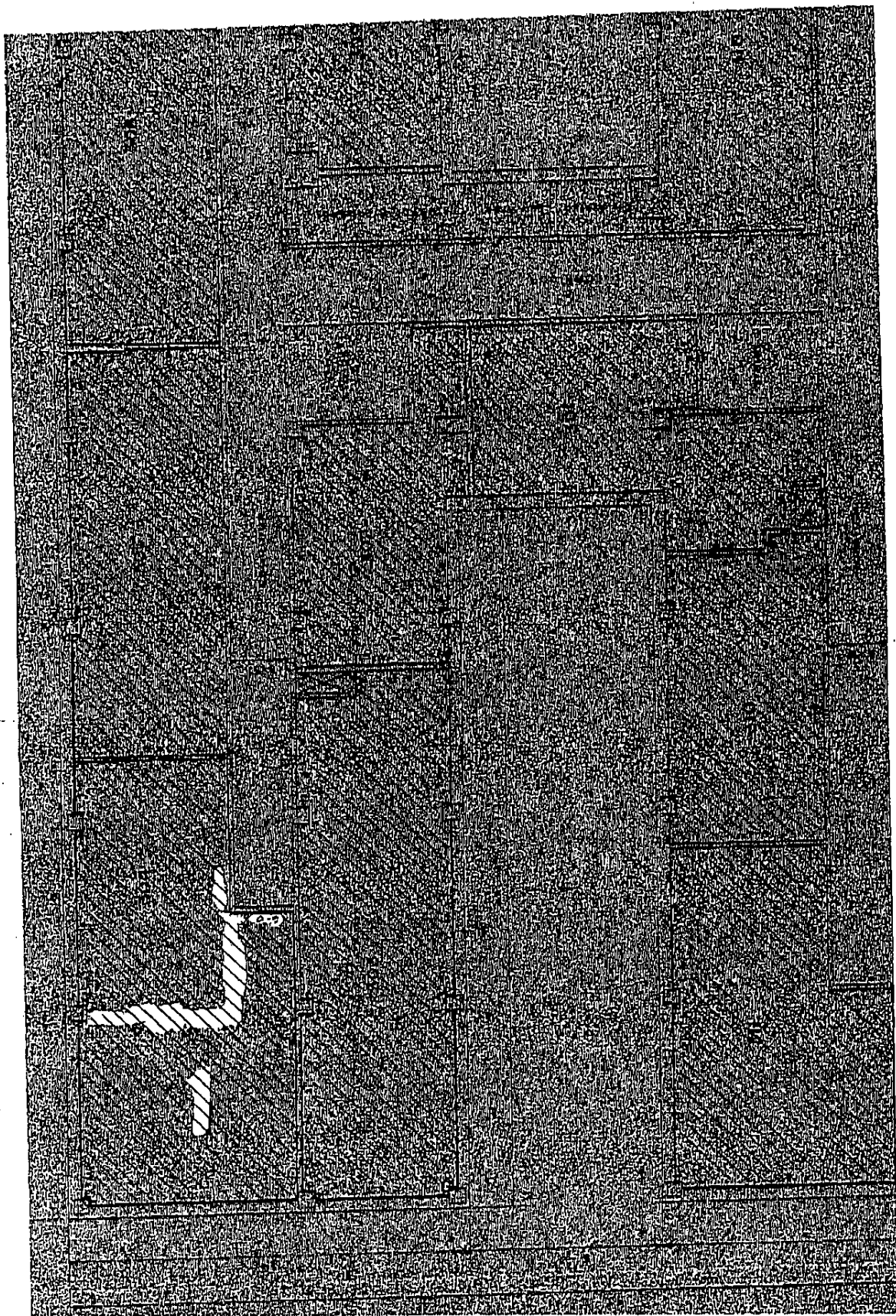
3<sup>rd</sup> FLOOR  
 APJ LEVEL

RECORDED 1/27/08  
 BELVEDERE CONDOMINIUM  
 RECORD 11/27/08

RECORDED 11/27/08  
 BELVEDERE CONDOMINIUM  
 RECORD 11/27/08  
 THIS IS A COPY OF THE ORIGINAL RECORD OF SURVEY MAP AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 ANY CHANGES TO THIS MAP MUST BE MADE BY THE ORIGINAL SURVEYOR OR HIS SUCCESSOR.  
 THE ORIGINAL SURVEYOR'S OFFICE IS LOCATED AT:  
 LAND RECORDS DIVISION  
 1400 WEST 11TH AVENUE  
 DENVER, CO 80202  
 PHONE: 303.861.3131  
 FAX: 303.861.3132

- POCR COPY -  
 CO. RECORDER





Page 2

- POOR COPY -  
CO. RECORDER

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**EXHIBIT "C"**  
**PERCENTAGES OF OWNERSHIP**

<u>UNIT DESIGNATION</u>	<u>SIZE IN SQUARE FEET</u>	<u>PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES</u>
101	491	.5726
102	371	.4326
103	1647	1.9205
105	553	.6449
106	552	.6437
107-M Wagner's Apt.		
108	344	.4011
108A	369	.4303
109	336	.3918
110	401	.4676
111	571	.6658
112	735	.8571
113	395	.4606
114	368	.4291
115	544	.6344
116	556	.6483
117	344	.4011
117A	369	.4303
118	441	.5142
201	491	.5726
202	371	.4326
203	702	.8186
204	765	.8921
205	553	.6449
206	552	.6437
207	718	.8372
208	618	.7206
209	336	.3918
210	401	.4676
211	460	.5364
212	839	.9784
213	395	.4606
214	368	.4291
215	544	.6344
216	556	.6483
217	718	.8372
218	441	.5142
301	491	.5726
* 302	371	.4326
* 303	702	.8186
304	419	.4816
304A	352	.4105
305	553	.6449
306	552	.6437
307	344	.4011
307A	369	.4303
308	618	.7206
309	336	.3918

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