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Rhonda Francis Summit County Recorder

04/13/2023 01:26:56 PM Fee \$40.00

By COALITION TITLE AGENCY, INC.

Electronically Recorded

**WHEN RECORDED RETURN TO:**

8894 EMPIRE CLUB DRIVE, LLC

171 Franklin Rd.  
Glencoe, IL 60022

Tax ID No.: FLGSF-401

**WARRANTY DEED**

John Barker and Laura Barker, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

8894 EMPIRE CLUB DRIVE, LLC, a Utah limited liability company,

**GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Summit County, State of Utah described as follows:

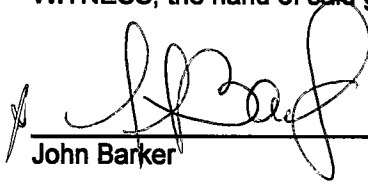
UNIT NO. 401, CONTAINED WITHIN THE FLAGSTAFF, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED FEBRUARY 15, 2008, AS ENTRY NO. 837785, RECORDS OF SUMMIT COUNTY, STATE OF UTAH, AND AS FURTHER DEFINED AND ESTABLISHED IN THE DECLARATION OF CONDOMINIUM OF FLAGSTAFF, RECORDED FEBRUARY 15, 2008, AS ENTRY NO. 837786, IN BOOK 1914, AT PAGE 1806, AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.

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); CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, CONDOMINIUM DECLARATION AND (B) THE NONEXCLUSIVE 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 Serial No. FLGSF-401)

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.


WITNESS, the hand of said grantor this 10 day of April, 2023.

  
John Barker

  
Laura Barker

State of Connecticut  
County of FAIRFIELD

On this 10<sup>th</sup> day of April, 2023, personally appeared before me, the undersigned Notary Public, personally appeared John Barker and Laura Barker, personally known to me (or proved to me on the basis of satisfactory evidence) to the the persons whose names are subscribed to the within instrument and acknowledged before me that he executed the same in his authorized capacity and that by their signatures on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

  
Notary Public  
My commission expires: FEBRUARY 28 2027

