

Mail Recorded Deed and Tax Notice To:

Megan Van Groningen
944 East Essex Court Way #3
Midvale, UT 84047

12047117
5/8/2015 3:15:00 PM \$14.00
Book - 10322 Pg - 6813-6814
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.



File No.: 76306-BF

RESPA

WARRANTY DEED

Skaggs Associates, LLC

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Megan A. Van Groningen, A Single Woman

GRANTEE(S) of Midvale, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Salt Lake County, State of Utah**:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 22-20-379-024 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2015 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 7th day of May, 2015.

Skaggs Associates, LLC

BY: George L. Moosman, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 7th day of May, 2015, personally appeared before me George L. Moosman , who acknowledged himself to be the Manager of Skaggs Associates, LLC, a limited liability company, and that he, as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public



EXHIBIT A

Unit No. C, of Building 18, of ESSEX COURT PHASE ONE, a condominium project as the same is identified in the Record of Survey Map recorded on May 3, 1979 in Salt Lake County as Entry No. 3274082 in Book 79-5 of Plats at Page 173 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Amended and Restated Declaration recorded on November 14, 2003 in Salt Lake County as Entry No. 8879487 in Book 8906 at Page 6853 (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 in the composition of the Common Areas and Facilities to which said interest relates.