

01205935 B: 2784 P: 1499

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Rhonda Francis Summit County Recorder

06/16/2023 02:48:07 PM Fee \$40.00

By COALITION TITLE AGENCY, INC.

Electronically Recorded

32023

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TAX NOTICE TO:**

Park City Municipal Corporation

Attn: City Recorder

PO Box 1480

Park City, UT 84060

**SPECIAL WARRANTY DEED**

THIS SPECIALWARRANTY DEED ("Deed") is made as of the 16<sup>th</sup> day of March, 2023, by and among **ALEXANDER B. COHEN** and **ELIZABETH G. COHEN**, husband and wife as joint tenants (the "Grantors"), and **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation (the "Grantee").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors hereby CONVEY AND WARRANT to Grantee, against all claiming by, through or under it, that following real property situated in Park City, Summit County, Utah (the "Property"):

**See Exhibit "A" attached hereto and by this reference incorporated herein.**

SUBJECT to all easements, rights of way, covenants, and restrictions of record.

*[Signature Pages Follow]*

IN WITNESS WHEREOF, Grantors and Grantee have caused this Special Warranty Deed to be duly executed as of the date first above written.

GRANTOR:


  
\_\_\_\_\_  
ALEXANDER B. COHEN

**ACKNOWLEDGEMENT**

STATE OF UTAH                    )  
  ):ss.  
COUNTY OF SUMMIT         )

On this 16<sup>th</sup> day of March, 2023, before me, the undersigned notary, personally appeared Alexander B. Cohen personally known to me/proved to me through identification document allowed by law, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose.



  
\_\_\_\_\_  
Notary Public  
Residing at: Park City, Utah

My Commission Expires:

5-19-2023

IN WITNESS WHEREOF, Grantors and Grantee have caused this Special Warranty Deed to be duly executed as of the date first above written.

GRANTOR:

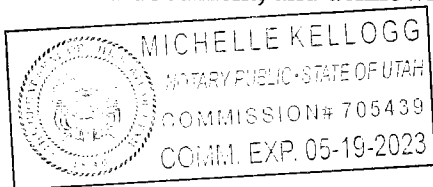


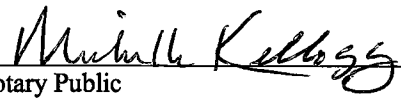
ELIZABETH G. COHEN

**ACKNOWLEDGEMENT**

STATE OF UTAH                     )  
  ):ss.  
COUNTY OF SUMMIT            )

On this 16<sup>th</sup> day of March, 2023, before me, the undersigned notary, personally appeared Elizabeth G. Cohen personally known to me/proved to me through identification document allowed by law, to be the person whose name is signed on the preceding or attached document, and acknowledged that she signed it voluntarily for its stated purpose.



  
\_\_\_\_\_  
Notary Public  
Residing at: Park City, Utah

My Commission Expires:

5-19-2023

**GRANTEE:**

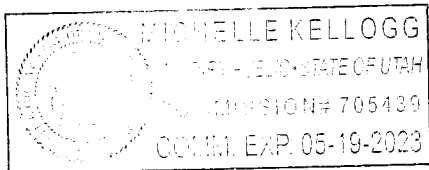
**PARK CITY MUNICIPAL CORPORATION,**  
a Utah municipal corporation

By: *Nann Worel*  
**NANN WOREL, Mayor**

**ACKNOWLEDGMENT**

STATE OF UTAH                     )  
  : ss.  
COUNTY OF SUMMIT            )

On the 21<sup>st</sup> day of March, 2023, personally appeared before me Nann Worel who being by me duly sworn did say that she is the Mayor of Park City Municipal Corporation, a Utah municipal corporation, and that the within and foregoing instrument was signed on behalf of such entity.



*Michelle Kellogg*  
NOTARY PUBLIC  
Residing at: *Park City, Utah*

My Commission Expires:

5-19-2023

## **EXHIBIT A TO SPECIAL WARRANTY DEED**

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### **Legal Description of Property**

Lot 1, 243 Daly Avenue Subdivision, according to the official plat thereof on file and of record in the Summit County Recorder's Office

Tax Parcel No. 243-DA-1

Street Address: 243 Daly Avenue, Park City, UT 84060