

32023

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

ALEXANDER B. COHEN AND ELIZABETH G. COHEN

243 Daly Avenue // P. O. Box 4272
Park City, UT 84060

**SPECIAL WARRANTY DEED WITH A
POSSIBILITY OF REVERTER**

On this 16th day of March, 2023, **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation ("Park City"), (the "Grantor"), hereby conveys and warrants against all who claim by, through, or under the Grantor to **ALEXANDER B. COHEN and ELIZABETH G. COHEN**, husband and wife as joint tenants, ("Grantees"), with an address of 243 Daly Avenue, Park City, Utah 84060, for the sum of **Ten Dollars (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that certain real property (the "Property") located in Summit County, Utah, described as follows:

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

Subject to all easements, rights of way, covenants, and restrictions of record, which includes, without limitation, that certain RESTRICTIVE COVENANT AND AGREEMENT CONCERNING THE SALE OF THE UNIT AT 243 DALY AVENUE (Live Park City- Lite Deed Restriction Program), between Grantor and Grantees dated March 16, 2023, recorded in the office of the County Recorder of Summit County, Utah on June 16, 2023, as Entry No. 1205938 in Book 2784 at Page 1504 (the "Restrictive Covenant").

This Deed is made and executed upon and is subject to the express covenants and conditions in the Restrictive Covenant and the possibility of reverter of Grantor as set forth in this Deed and in the Restrictive Covenant, and Grantees hereby bind themselves and their successors, assigns, grantees, heirs, executors, devisees, and lessees thereto, and Grantees hereby agree that such covenants and conditions and possibility of reverter are a part of the consideration for the Property hereby conveyed and are to be taken and construed as running with the land. Grantees further hereby agree that the continued existence of the estate hereby granted will depend upon the continued observance of each of the covenants and conditions in the Restrictive Covenant until such covenants terminate, and until such conditions are satisfied, as provided in the Restrictive Covenant.

Subject to the provisions and conditions in the Restrictive Covenant, in case of a finding of an event of default by Grantees or their successors, assigns, grantees, heirs, executors, devisees, and lessees, each in their role as either a "Project Owner" or a "Unit Owner" under the Restrictive Covenant, such occurrence of a condition subsequent shall entitle Grantor to title in fee simple of such unit of the Property, which is defined as a "Unit" under the Restrictive Covenant, and title to such Unit may revert to and become revested in Grantor, and such title may be revested fully and completely in Grantor, and Grantor will be entitled to and may of right enter upon and take possession of such portion of the Property constituting the Unit.

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor and Grantees have caused this Special Warranty Deed with a Possibility of Reverter to be duly executed as of the date first above written.

GRANTOR:

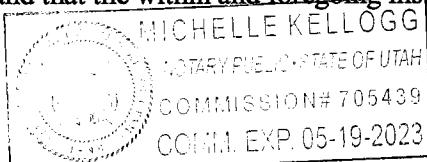
**PARK CITY MUNICIPAL CORPORATION,
a Utah municipal corporation**

By: Nann Worel
NANN WOREL, Mayor

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On the 21st day of March, 20223, 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.



Michael
NOTARY PUBLIC

Residing at: Park City, Utah

My Commission Expires:

5-19-2023

IN WITNESS WHEREOF, Grantor and Grantees have caused this Special Warranty Deed with a Possibility of Reverter to be duly executed as of the date first above written.

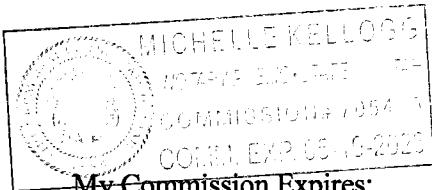
GRANTEE:

ALEXANDER B. COHEN

ACKNOWLEDGEMENT

STATE OF UTAH)
)
COUNTY OF SUMMIT)

On this 16th 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.



~~My Commission Expires:~~

5-19-2023

Mark Kellogg
Notary Public
Residing at: Park City, Utah

IN WITNESS WHEREOF, Grantor and Grantees have caused this Special Warranty Deed with a Possibility of Reverter to be duly executed as of the date first above written.

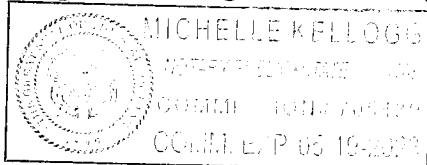
GRANTEE:

ELIZABETH G. COHEN

ACKNOWLEDGEMENT

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

On this 16th 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.



Nicole Kelley
Notary Public
Residing at: Park City, Utah

My Commission Expires:

5-19-2023

EXHIBIT A TO SPECIAL WARRANTY DEED

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