

Mail Recorded Deed & Tax Notice To:  
Snow Country Lodging, LLC  
c/o Trent Timmons  
P.O. Box 887  
Park City, UT 84060

01211028 B: 2798 P: 0009

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Rhonda Francis Summit County Recorder

10/16/2023 09:57:03 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.  
Electronically Recorded



**COTTONWOOD  
TITLE**

File No.: 171824-LMS

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## WARRANTY DEED

Snow Country Lodging, LLC, a Utah limited liability company,

**GRANTOR(S)**, of Park City, State of Utah, hereby Conveys and Warrants to

Trent Timmons,

**GRANTEE(S)**, of Park City, 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 **Summit County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** FRSTW-F6-21-C-AM (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 13 day of October, 2023.

Snow Country Lodging, LLC,  
a Utah limited liability company

  
\_\_\_\_\_  
Trent Timmons  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 13 day of October, 2023, before me, personally appeared Trent Timmons, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Snow Country Lodging, LLC, a Utah limited liability company.



\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Lot 21-C, FROSTWOOD PARCEL F6 TOWNHOMES-AMENDED, according to the official plat thereof, on file and of record in the Summit County Recorder's office, recorded June 15, 2017 as Entry No. 1071608.

**PARCEL 1A:**

Easements for ingress, egress, parking, temporary construction, public utilities, signage and other common element easements as more particularly defined in that certain Declaration of Covenants, Conditions, Easements and Restrictions for The Frostwood Townhomes (A Townhome Planned Unit Development), recorded December 3, 2015 as Entry No. 1034182 in Book 2327 at Page 1442.