

01211387 B: 2798 P: 1723

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Rhonda Francis Summit County Recorder

10/24/2023 02:14:37 PM Fee \$40.00

By CHICAGO TITLE PARK CITY - 1790 SUN PEAK DR. #A20:

Electronically Recorded

**WHEN RECORDED RETURN TO AND
MAIL TAX NOTICES TO:**

AK Dev LLC, a Utah limited liability company

**7148 City View Drive
Cottonwood Heights, UT 84121**

File No.: CTUT2300036-WG

WARRANTY DEED

Deanna Hare, a single woman, individually, and Sheila Irons, as Successor Trustee of The Deanna Rae Hare Declaration of Trust dated July 11, 2002, as their interest may appear

Grantors,

City of Park City, County of Summit, State of Utah, hereby CONVEY and WARRANT to

AK Dev LLC, a Utah limited liability company

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the following described tract(s) of land in Park City, State of Utah:

For APN/Parcel ID(s): CSP-6A-B

UNIT B, IN BUILDING 6A, CONTAINED WITHIN THE COVE AT SUN PEAK, A UTAH CONDOMINIUM PROJECT AS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED JUNE 12, 1996 AS ENTRY NO. 456153 IN BOOK 96 AT PAGE 37 OF PLATS, (AS SAID RECORD OF SURVEY MAP MAY HAVE BEEN AMENDED AND/OR SUPPLEMENTED) AND AS FURTHER DEFINED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF THE COVE AT SUN PEAK, RECORDED JUNE 12, 1996 AS ENTRY NO. 456155, IN BOOK 971, AT PAGE 91 (AS SAID DECLARATION MAY HAVE BEEN AMENDED AND/OR SUPPLEMENTED) IN THE OFFICE OF THE RECORDER OF SUMMIT COUNTY, UTAH.

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN AND TO THE COMMON AREAS AND FACILITIES MORE PARTICULARLY DESCRIBED IN SAID DECLARATION AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.

The following is shown for information purposes only:

More Commonly Known as: 5140 Cove Canyon Dr # B, Park City, UT 84098

Subject to property taxes for the year 2023 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Deanna Rae Hare Declaration of Trust dated July 11, 2002, as their interest may appear

BY: Sheila Irons
Sheila Irons
Successor Trustee

Deanna Hare, by Sheila Irons, attorney-in-fact
Deanna Hare by Sheila Irons as attorney-in- fact

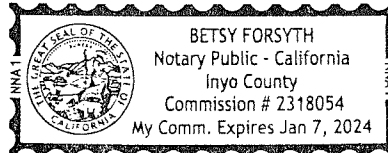
State of ~~UTAH~~^{CA} CALIFORNIA

County of ~~SUMMIT~~^{MONO} MONO

On this 9th day of October, in the year 2023 personally appeared before me, Sheila Irons, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Successor Trustee of The Deanna Rae Hare Declaration of Trust dated July 11, 2002, as their interest may appear and that said document was signed by him/her in behalf of said Trust by authority of the Trust, and he/she acknowledged to me that he/she executed the same.

Witness my hand and official seal.

Signature: [Signature]



(Seal)

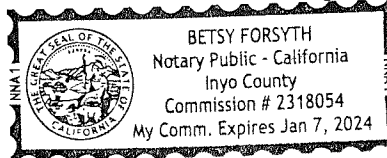
State of ~~UTAH~~^{CA} CALIFORNIA

County of ~~SUMMIT~~^{MONO} MONO

On this 9th day of October, in the year 2023, personally appeared before me Sheila Irons who being by me duly sworn/affirmed, did say that he/she is the attorney-in-fact of Deanna Hare, and that said instrument was signed on behalf of said Deanna Hare, and Sheila Irons acknowledged to me that he/she as such attorney-in-fact executed the same.

Witness my hand and official seal.

Signature: [Signature]



(Seal)