



After Recording Return To:  
Mail Tax Notices To:  
Daniel Morse and Anissa Morse  
568 Deer Valley Drive, #8B, Park City, UT 84060

File Number: 23-17814-AXA  
Parcel ID: SETRDG-8

01212455 B: 2801 P: 0456

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Rhonda Francis Summit County Recorder

11/15/2023 12:35:24 PM Fee \$40.00

By REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC  
Electronically Recorded

## Warranty Deed

Know All Men By These Presents that I, **Lynn A. Maring, an unmarried woman**, (henceforth referred to as "Grantor") of **568 Deer Valley Drive #8B, Park City, UT 84060**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Daniel Morse and Anissa Morse, husband and wife, as joint tenants**, (henceforth referred to as "Grantee") of **568 Deer Valley Drive, #8B, Park City, UT 84060**, with **WARRANTY COVENANTS**:

### Property 1:

UNIT 8, SETTLERS RIDGE CONDOMINIUMS, TOGETHER WITH ITS APPURTENANT UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES, AS ESTABLISHED AND DESCRIBED IN THE RECORD OF SURVEY MAP FOR SETTLERS RIDGE CONDOMINIUMS, RECORDED JUNE 23, 2006, AS ENTRY NO. 782008 AND THE DECLARATION OF CONDOMINIUM FOR SETTLERS RIDGE CONDOMINIUMS RECORDED JUNE 23, 2006 AS ENTRY NO. 782009, IN BOOK 1799, AT PAGE 1552, RECORDS OF SUMMIT COUNTY, UTAH.

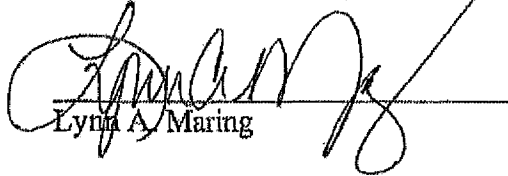
TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax Parcel #: SETRDG-8

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

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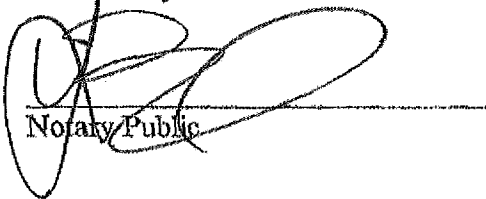
In Witness Whereof, I, the said, Grantor, hereunto set by hands and seals this 8th  
day of 8th November, 2023.

  
Lynn A. Maring

Utah  
STATE OF UTAH  
COUNTY OF UTAH

On this 8th day of November, 2023, before me Traci Baldacci, a notary  
public, personally appeared Lynn A. Maring, proved on the basis of satisfactory evidence to be  
the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged  
he/she/they executed the same.

Witness my hand and official seal

  
Notary Public

