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Rhonda Francis Summit County Recorder

12/28/2023 02:41:08 PM Fee \$40.00

By GT TITLE SERVICES

Electronically Recorded

MAIL TAX NOTICES TO GRANTEE(S) AT:

550 ASPEN DRIVE

PARK CITY, UT 84098



Property Reference Information:

Tax Parcel No(s): **SU-A-41**

Property Address(es) (if any):

550 ASPEN DRIVE, PARK CITY, UT 84098

WARRANTY DEED

OFF PISTE PROPERTIES, LLC, a UTAH limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

SCOTT PTACH AND SARAH ROSENBLUM, HUSBAND AND WIFE AS JOINT TENANTS
("Grantee(s)")

in fee simple the following described real property located in **SUMMIT** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL55325CJ**

Tax Parcel No(s): **SU-A-41**

Property Address(es) (if any):

550 ASPEN DRIVE, PARK CITY, UT 84098

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 26 day of **DECEMBER, 2023**.

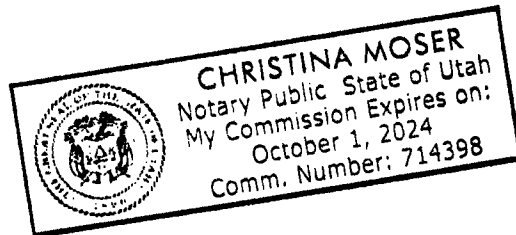
OFF PISTE PROPERTIES, LLC

By: *Davis Anderson*
DAVIS ANDERSON
Its: **MEMBER**

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 26 day of **December, 2023**, personally appeared before me **DAVIS ANDERSON**, who stated that he/she is the **MEMBER** of **OFF PISTE PROPERTIES, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

Christina Moser
NOTARY PUBLIC



Information for Reference Purposes:

File No.: **SL55325CJ**

County Parcel No(s): **SU-A-41**

Property Address(es):

550 ASPEN DRIVE, PARK CITY, UT 84098

EXHIBIT "A"
Legal Description

The real property referred to herein is situated in **SUMMIT** County, Utah, and is described as follows:

LOT 41, SUMMIT PARK, PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 41, AND PROCEEDING THENCE SOUTH 21°40'37" WEST 114.81 FEET TO A POINT ON A 710.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 67°29'11" EAST 6.40 FEET), THENCE ALONG SAID CURVE 6.40 FEET, THENCE NORTH 18°25' EAST 115.09 FEET TO THE POINT OF BEGINNING.