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Rhonda Francis Summit County Recorder

01/29/2024 10:13:14 AM Fee \$40.00

By FIRST AMERICAN - SUN PEAK

Electronically Recorded

Recording Requested by:  
First American Title Insurance Company  
1750 Sun Peak Drive, Suite 150  
Park City, UT 84098  
(435)615-0404

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Raabe Enterprises LLC  
1906 Carolina Avenue NE  
Saint Petersburg, FL 33703

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **385-6288519 (KP)**  
A.P.N.: **MTHS-A**

**Jeffrey L. Eakin and Catherine E. Beck, as Trustees of The Eakin-Beck Revocable Trust under agreement dated 2/24/2022**, Grantor, of **Salt Lake City, Salt Lake County, State of UT**, hereby CONVEY AND WARRANT to

**Raabe Enterprises LLC, a Florida limited liability company**, Grantee, of **Saint Petersburg, Pinellas County, State of FL**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Summit County, State of Utah**:

**UNIT NO. A, CONTAINED WITHIN THE MATTHES CONDOMINIUM, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON MAY 26, 2010 IN SUMMIT COUNTY, AS ENTRY NO. 899445 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN SUMMIT COUNTY, AS ENTRY NO. 899446 IN BOOK 2033 AT PAGE 1347 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)**

**TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this **January 26, 2024**.

Jeffrey L. Eakin and Catherine E. Beck, as  
Trustees of The Eakin-Beck Revocable Trust  
under agreement dated 2/24/2022

Jeffrey L. Eakin, Trustee

~~Catherine E. Beck, Trustee~~

STATE OF UTAH )  
 )ss.  
County of Salt Lake )

On January 26, 2024, before me, the undersigned Notary Public, personally appeared **Jeffrey L. Eakin and Catherine E. Beck, Trustees of The Eakin-Beck Revocable Trust under agreement dated 2/24/2022**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

11/02/2027

Notary Public

