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Mail Recorded Deed & Tax Notice To:
Snow Country Lodging, LLC
PO Box 887
Park City, UT 84060

Rhonda Francis Summit County Recorder

02/21/2024 09:42:57 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded



**COTTONWOOD
TITLE**

File No.: 175991-LMS

WARRANTY DEED

Trent Timmons and Shelly Timmons, husband and wife as joint tenants,

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

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

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.: MOONSH-H (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 16th day of February, ~~2022~~ 2024

Trent Timmons

Shelly Timmons

STATE OF UTAH

COUNTY OF Salt Lake

On this 16th day of February, 2024, 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.

Rebecca Nolan
Notary Public



STATE OF UTAH

COUNTY OF Salt Lake

On this 16th day of February, 2024, before me, personally appeared Shelly 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.

Rebecca Nolan
Notary Public



EXHIBIT A
Legal Description

Unit H, contained within MOONSHADOW CONDOMINIUMS, a Utah Condominium Project, as the same is identified in the Plat filed in the office of the Summit County Recorder, Utah, on July 1, 2019 as Entry No. 1113512 and in the declaration recorded July 1, 2019 as Entry No. 1113513 in Book 2515 at Page 1703 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.