

01217052 B: 2812 P: 0532

AFTER RECORDING, RETURN TO:

Anthony and Staci Arnone
3970 West Packsaddle Circle
Park City, Utah 84098

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Rhonda Francis Summit County Recorder

03/18/2024 12:45:15 PM Fee \$40.00

By SEAL & KENNEDY, APC

Electronically Recorded

Grantee Address:

3970 West Packsaddle Circle
Park City, Utah 84098

Parcel # UVC-12

Warranty Deed

Staci L. Arnone, a married person Grantor, hereby CONVEYS AND WARRANTS to Anthony J. Arnone and Staci L. Arnone, or their successors as Trustee of The Anthony and Staci Arnone Family Living Trust, dated the 18th day of March, 2024, Grantee of Summit County, State of Utah, for the sum of Ten Dollars and other good and valuable consideration the following described improved real property located in Summit County, State of Utah.

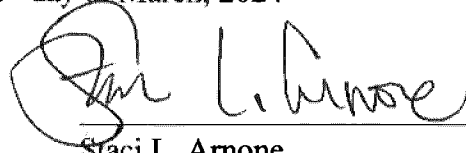
SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Together with all improvements thereon and all rights, appurtenances and hereditaments thereunto belonging or in anywise appertaining.

SUBJECT TO:

- a) easements, restrictions, encumbrances, or reservations of record, and
- b) easements or rights-of-way, if any, not recorded but which have been established and now exist by operation of law or equity upon the property or any portion or portions thereof.

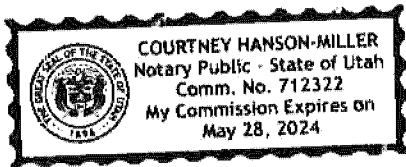
WITNESS the hand of said Grantor as of the 18th day of March, 2024

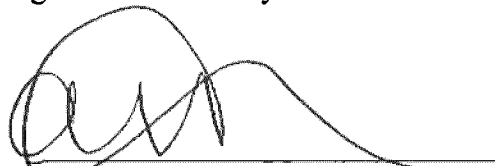


Staci L. Arnone

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 18th day of March, 2024, personally appeared before me **Staci L. Arnone**, the signer of the within instrument, who duly acknowledged to me that they executed the same.





Notary Public
Residing at: Salt Lake County, State of Utah

EXHIBIT "A"

UNIT NO. 12, CONTAINED WITHIN THE UINITA VIEW CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, AS ENTRY NO. 499175, AND AS FURTHER DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS OF THE UINITA VIEW CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, IN BOOK 1117, AT PAGE 655, AS ENTRY NO. 499176, (AS SAID MAP AND DECLARATION MAY BE AMENDED AND/OR SUPPLEMENTED).

TOGETHER WITH THE APPURTENANT UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

LESS AND EXCEPTING:

ANY AND ALL OUTSTANDING OIL AND GAS, MINING AND MINERAL RIGHTS, ETC., TOGETHER WITH THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AND THE RIGHT INGRESS AND EGRESS FOR THE USE OF SAID RIGHTS.

ALSO KNOWN BY STREET AND NUMBER AS: 595 SOUTH MAIN STREET 12, KAMAS, UT 84036