

Mail Tax notice to:

Grantee
1731 E Michigan Ave.
Salt Lake City, UT 84108

MNT File No.: 101878
Tax ID No.: FGR-12

01225009 B: 2832 P: 0479

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Rhonda Francis Summit County Recorder

09/13/2024 02:31:12 PM Fee \$40.00

By METRO NATIONAL TITLE

Electronically Recorded

WARRANTY DEED

A and P Club Inc.

GRANTOR of Palm Beach, State of Florida, hereby **CONVEYS** and **WARRANTS TO**:

Steven Andrew Miller, married man

GRANTEE of Salt Lake City, State of Utah for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Summit County, State of Utah:


Unit No. 12, contained within the FAWNGROVE CONDOMINIUMS, as the same is identified in the Record of Survey Map recorded in Summit County, Utah, as Entry No. 174101, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Fawngrove Condominiums, recorded in Summit County, Utah, on December 17, 1980, as Entry No. 174105, in Book M174, at Page 773, of the official records, and all amendments thereto.

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.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

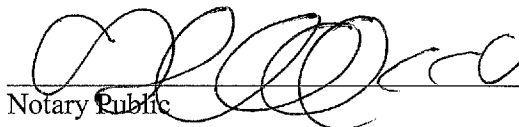
WITNESS, the hand(s) of said grantor(s), 10 day of ^{Sept.}~~August~~, 2024.

A and P Club Inc.


Patricia L. Lebow, Registered Agent

State of Utah, County of Summit)ss:

On this date, ^{Sept.}~~August~~ 10, 2024, personally appeared before me, Patricia L. Lebow, who being by me duly sworn did say, that he/she is the registered agent of A and P Club Inc., the corporation that executed the above and foregoing instrument and that said instrument was signed on behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said, Patricia L. Lebow, acknowledged to me that said corporation executed the same.


Notary Public

