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4/28/2016 2:53:00 PM \$14.00
Book - 10425 Pg - 8679-8681
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:

Vishnu Sundaresh
609 East 4055 South
Murray, UT 84107



File No.: 82812-NY

RESPA WARRANTY DEED

Vance Richard Smith and Elizabeth A. Baker, as Trustees of the Smith-Baker Family Trust, dated November 18, 2015, as amended and/or restated thereafter

GRANTOR(S) of Murray, State of Utah, hereby Conveys and Warrants to
Vishnu Sundaresh, an unmarried man

GRANTEE(S) of Murray, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 16-31-480-027 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 19th day of April, 2016.

Smith-Baker Family Trust

BY: 

Vance Richard Smith
Trustee


BY: 

Elizabeth A. Baker
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 19th of April, 2016, personally appeared before me Vance Richard Smith and Elizabeth A. Baker, Trustee(s) of the Smith-Baker Family Trust dated November 18, 2015, as amended and/or restated thereafter, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.



Notary Public

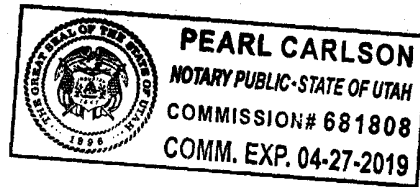


EXHIBIT A

Unit No. 26, in Building 6, of WAYLAND STATION AT OLD FARM, a Prowswood Open Space Community (Phase No. 1), a Utah Condominium Project, according to the Record of Survey Map filed for record as Entry No. 2773422 in Book "75-12" of Plats at Page 193, together with an appurtenant undivided ownership interest in the Common Areas and Facilities which is appurtenant to adjustment and/or shifting, all of which is defined and described in the Declaration of Condominium of Wayland Station at Old Farm, a Prowswood Open Space Community (Phase No. 1), the Exhibits attached thereto, filed for record December 31, 1975 as Entry No. 2773421 in Book 4067 at Page 203 (as said Declaration may have heretofore been amended and/or supplemented) of official records.

TOGETHER WITH the rights of way over and across those portions known as "Old Farm Road" and "Old Farm Lane", as shown and described on the Record of Survey Map and the Declaration of Condominium.

TOGETHER WITH an exclusive right to use the "Limited Common Areas" which include the patio, balconies, storage rooms located adjacent to said unit and specifically assigned parking areas, whenever shown on the Record of Survey Map and/or set forth in the Declaration of Condominium.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Properties described, as provided for, and subject to the provisions therein, in that certain Declaration of Covenants, Conditions and Restrictions concerning the Old Farm Community Phase "I", filed for record as Entry No. 2630430 in Book 3613 at Page 431 of official records, and any amendments thereto.