

Recording Requested by:  
First American Title Insurance Company  
1755 Prospector Avenue, Suite 200  
Park City, UT 84060  
(435)655-6800

**01229309 B: 2843 P: 1913**

Page 1 of 2  
Rhonda Francis Summit County Recorder  
12/20/2024 12:06:22 PM Fee \$40.00  
By FIRST AMERICAN - PARK CITY  
Electronically Recorded

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Grantee  
546 Parsons Ln  
San Marcos, CA 92069

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

## **WARRANTY DEED**

Escrow No. **041-6322495 (jb)**  
A.P.N.: **PWL-1-S-9-X**

**TLJE Properties Holding, LLC, a Florida limited liability company**, Grantor, hereby CONVEY AND  
WARRANT to

**Ammon Martell Sullivan, a married man**, Grantee, of **San Marcos, San Diego County, State of CA**, 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 X, BUILDING 9, CONTAINED WITHIN THE POWDER WOOD AT LANDMARK FIRST SUPPLEMENTAL, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON JUNE 28, 1984 IN SUMMIT COUNTY, AS ENTRY NO. 222014, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON AUGUST 16, 1983 IN SUMMIT COUNTY, AS ENTRY NO. 209624 IN BOOK 269 AT PAGE 692 (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 **December 19, 2024**.

TLJE Properties Holding, LLC, a Florida limited  
liability company

*Randall Arroyo*

By: \_\_\_\_\_  
Name: Randall Arroyo  
Title: Managing Member

*Shanel Arroyo*

By: \_\_\_\_\_  
Name: Shanel Arroyo  
Title: Managing Member

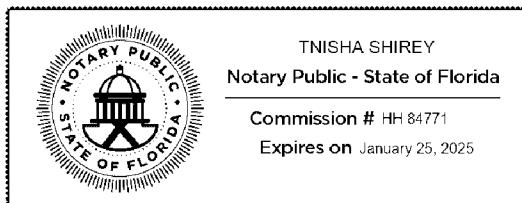
STATE OF Florida \_\_\_\_\_ )  
County of Pasco \_\_\_\_\_ )ss.

On 12/19/2024, before me, the undersigned Notary Public, personally  
appeared **Randall Arroyo and Shanel Arroyo, Managing Members of TLJE Properties Holding,  
LLC, a Florida limited liability company**, 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.

*Tnisha Shirey*

\_\_\_\_\_  
Notary Public



Notarized remotely online using communication technology via Proof.