

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

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

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

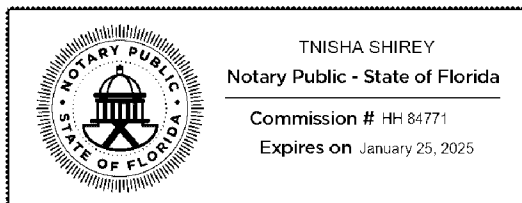
STATE OF Florida)
) ss.
 County of Pasco)

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.

My Commission Expires: 01/25/2025

Tnisha Shirey
 Notary Public



Notarized remotely online using communication technology via Proof.