

**01231139 B: 2848 P: 1452**

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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

02/06/2025 09:35:59 AM Fee \$40.00

By METRO TITLE AND ESCROW

Electronically Recorded

Mail Tax notice to:

Grantee

546 Parsons Ln

San Marcos, CA 92069

File No.: TE314931

Tax ID No.: PWL-1-S-9-X

## **WARRANTY DEED**

**Ammon Martell Sullivan**

**GRANTOR** of San Marcos, State of California, hereby **CONVEYS** and **WARRANTS TO:**

**Ammon Martell Sullivan and Rebecca Sullivan, As Joint Tenants,**

**GRANTEE** of San Marcos, State of California for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract(s) of land in Summit County, State of Utah:

**Unit No. 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 Amended and Restated Declaration recorded on September 16, 2020 in Summit County, as Entry No. 01141818 in Book 2599 at Page 1334 (as said Declaration may have heretofore been amended or supplemented.)**


**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.

### **COURTESY RECORDING**

This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

WITNESS, the hand(s) of said Grantor, this 19th day of December, 2024.

  
\_\_\_\_\_  
Ammon Martell Sullivan

State of \_\_\_\_\_ County of \_\_\_\_\_ )ss:

On this date, December 19, 2024, personally appeared before me Ammon Martell Sullivan, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

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

**\*CALIFORNIA NOTARIAL  
CERTIFICATE ATTACHED\***  
Herman Billington - Notary Public

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On December 19, 2024 before me, Herman Billington - Notary Public

*Here Insert Name and Title of the Officer*

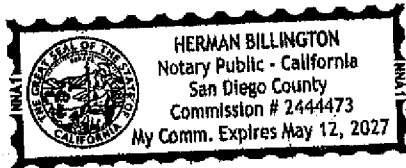
personally appeared Ammon Martell Sullivan

*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Herman Billington  
Herman Billington - Notary Public

*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: 12/19/2024 Number of Pages: 02

Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Ammon Martell Sullivan

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☒ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☒ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

# California Acknowledgment

The acknowledgment wording in this certificate is mandatory for all acknowledgments notarized and filed or recorded in California, whether the acknowledger is signing as an individual or a representative (partner, corporate officer, attorney in fact, trustee, etc.). State law requires the certificate wording to be used exactly as it appears in statute.

Law permits California Notaries to use an out-of-state acknowledgment form on a document that will be filed in that other state or U.S. jurisdiction, but only if "the form does not require the Notary to determine or certify

that the signer holds a particular representative capacity or to make other determinations and certifications not allowed by California law" (Civil Code Section 1189(c)).

The optional section at the bottom can deter alteration of the document or fraudulent reattachment of this form to an unintended document. The insertions in this section are not required by law. Failure to fill out this section will not affect the validity of the certificate.

## Instructions:

**1 NAME OF COUNTY** where Notary performs notarization.

**2 DATE OF NOTARIZATION.** Actual month, day and year in which signer(s) appear(s) before Notary.

**3 NAME AND TITLE OF NOTARIZING OFFICER.** In the case of a Notary, "Notary Public" would be the title.

**4 NAME(S) OF SIGNER(S)** appearing before Notary. Initials and spelling of name(s) should agree with name(s) signed on document and ID card. Line through any remaining space.

**5 SIGNATURE OF NOTARY** exactly as name appears on commissioning papers, in space 3 and in seal.

**6 NOTARY SEAL IMPRINT,** clearly and legibly affixed. Be sure to affix your seal so it does not protrude into certificate margin.

**SPACES 7-14 ARE OPTIONAL.** Omission of information here will not affect the document's validity. However, completing these spaces can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**7 TITLE OR TYPE OF DOCUMENT** notarized, such as "Grant Deed."

**8 DATE OF DOCUMENT** notarized. Most but not all documents will have a date, usually at the top or following the signature. If none, insert "No Date."

**9 NUMBER OF PAGES** in the notarized document. This may point out fraudulent addition or removal of pages. Do not count the certificate as a page. However, the certificate will be regarded as a page by recording officials in assessing recording fees.

**10 SIGNER(S) OTHER THAN NAMED IN SPACE 4.** Since all signers might not be named on the same notarial certificate, insert name(s) of signer(s) here that appear(s) or will appear on other certificates -- as many as space allows. If there are a large number of signers, a notation such as "Mary Smith and 28 other signers" will suffice. If none, insert "no other signers."

**11 NAME(S) OF SIGNER(S)** from space 4 whose capacity and represented entity follow.

**12 CAPACITY CLAIMED BY SIGNER.** Check appropriate box to indicate whether signer is signing as individual (on his or her own behalf), or as corporate officer (indicate corporate title), partner (indicate whether "limited" or "general" partner), attorney in fact, trustee, guardian/conservator, or in another capacity.

**13 DESCRIPTION OF OTHER CAPACITY(IES).** A single capacity, such as "executor," may be indicated here; or a multiple capacity, such as "corporate officer signing for partnership in which corporation is partner."

**14 NAME OF PERSON OR LEGAL ENTITY** that signer is representing. It could, for example, be the name of an absent person represented by attorney in fact. It could be the name of a condominium association, such as "Blue Lagoon Condo Assn." Or it could be multiple entities, such as "XYZ Corp., partner in Mutual Enterprises, a partnership."

**CALIFORNIA ACKNOWLEDGMENT** CIVIL CODE § 1189

A notary public in and for the State of California, being duly sworn, do hereby certify that the individual who signed the foregoing instrument is the person named in the instrument, and that the instrument is the instrument of the person named in the instrument.

State of California  
County of Los Angeles

On July 19, 2011 before me, Pat R. Jones, Notary Public  
personally appeared Michael T. Smith (here insert Name and Title of the Officer)  
(Name of Signer)

who proved to me on the basis of satisfactory evidence to be the person whose name(s) is/are signed in the within instrument, and acknowledged to me that he/she/they executed the same in the capacity authorized by law, and that he/she/they executed the same on the date and at the place stated in the foregoing instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Willless my hand and official seal.

Signature Pat R. Jones  
(Signature of Notary Public)

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document  
Title or Type of Document: Grant Deed

Document Date: July 19, 2011 Number of Pages: one

Signer(s) Other Than Named Above: no other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael T. Smith

☐ Corporate Officer - (select)  
☐ Partner - ☐ Limited ☐ General  
☒ Individual  
☐ Trustee ☐ Attorney in Fact ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer - (select)  
☐ Partner - ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

2019 National Notary Association



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NOTARY  
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