

12332905
8/1/2016 1:44:00 PM \$13.00
Book - 10459 Pg - 1158-1159
Gary W. Ott
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 2 P.

MAIL TAX NOTICE TO
Oleg K. Dzhimiev and Elena Eremia
1337 East Lake Springs Lane
Holladay, UT 84117

RESPA Warranty Deed

Order No. 5-093638

Frank William Gay, III

of Holladay, County of Salt Lake, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Oleg K. Dzhimiev, an unmarried man and Elena Eremia, an unmarried woman, as joint tenants

of Holladay, County of Salt Lake, State of UTAH, Grantees for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Salt Lake County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.: 22-04-303-052

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

WITNESS, the hand(s) of said Grantor(s), this 28th of July AD., 2016

Signed in the Presence of:

Frank W. Gay, III
Frank William Gay, III

STATE OF UTAH)
County of Summit) SS.

The foregoing instrument was acknowledged before me this
By Frank William Gay, III

29th day of July, 2016

[Signature]
Notary Public

My Commission Expires:

November 8, 2018

Residing at:

1400 Keweenaw BLVD Suite 1100
Park City UT 84060



NOTARY PUBLIC
DELRIC DAMON ELLINGTON
680666
COMMISSION EXPIRES
NOVEMBER 08, 2018
STATE OF UTAH

Warranty Deed Indiv. Notary (Attached Legal)
Backman Title Services Ltd.

1 of 2

Ent 12332905 BK 10459 PG 1158

LEGAL DESCRIPTION

Order No. 5-093638

Unit L4, also identified as Unit 4, in Building L, contained within the HOLLADAY SPRINGS CONDOMINIUMS PHASE 3, as the same is identified on the official plat of said Condominium Project, recorded July 14, 2006, as Entry No. 9783369, in Book 2006P of Plats, at Page 198, and further defined and described in the Declaration of Condominium for HOLLADAY SPRINGS CONDOMINIUMS, recorded November 12, 2004, as Entry No. 9221600, in Book 9059, at Page 9464, and Amendment to the Declaration recorded October 5, 2005, as Entry No. 9512926, in Book 9198, at Page 8352, and Amendment to the Declaration recorded July 14, 2006, as Entry No. 9783370, in Book 9322, at Page 3634, and Correction Amendment to the Declaration recorded November 27, 2006 as Entry No. 9919866, in Book 9385, at Page 6082, of official records.

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 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 Area which is appurtenant to said Unit, (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 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.

Less and excepting therefrom any portion lying within the bounds of the following described tract: Beginning 949.39 feet South and 234 feet West to a fence on the East line of 1300 East Street, and North 89 degrees 43' East 429 feet from the Northeast corner of the Southeast quarter of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 171.61 feet; thence North 89 degrees 43' East 60 feet; thence North 171.61 feet; thence South 89 degrees 43' West 60 feet to the point of beginning.

Parcel No.: 22-04-303-052