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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

08/01/2025 12:36:18 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Mail Recorded Deed & Tax Notice To:
Trent Timmons and Shelly Timmons
PO Box 887
Park City, UT 84060



File No.: 186659-LMP

WARRANTY DEED

Snow Country Lodging, LLC, a Utah limited liability company,

GRANTOR(S), of Park City, State of Utah, hereby conveys and warrants to

Trent Timmons and Shelly Timmons, as joint tenants,

GRANTEE(S), of Park City, 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 **Summit County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: MOONSH-A-AM (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this 08/01/2025.

Snow Country Lodging, LLC, a Utah limited liability company

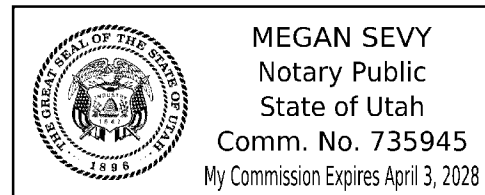
BY: *Trent Timmons*
Signed with **Stavvy**
Trent Timmons
Manager

STATE OF UTAH

COUNTY OF DAVIS

On 08/01/2025, before me, personally appeared Trent Timmons, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Snow Country Lodging, LLC, a Utah limited liability company.

Megan Sevy
Signed with **Stavvy**
Notary Public



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A
Legal Description

Unit A, contained within MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED, as the same is identified in the Plat filed in the office of the Summit County Recorder, Utah, on August 13, 2024 as Entry No. 1223761 and in the declaration recorded July 1, 2019 as Entry No. 1113513 in Book 2515 at Page 1703 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.