

ENTRY NO. 01242536

10/17/2025 10:22:16 AM B: 2879 P: 0360

Warranty Deed PAGE 1/2

GREGORY R. WOLBACH, PLS., COUNTY RECORDER-SURVEYOR

FEE 40.00 BY STEVEN A TINGEY ESQ



WHEN RECORDED, MAIL TO:
STEVEN A. TINGEY, ESQ.
TINGEY BALLSTAEDT FINALY
7351 S UNION PARK AVE, SUITE 125
COTTONWOOD HEIGHTS, UTAH 84047

**GRANTEE'S ADDRESS/
MAIL TAX NOTICE TO:**
12121 WILSHIRE BLVD., SUITE 710
LOS ANGELES, CA 90025

THIS SPACE FOR RECORDER'S USE ONLY

Parcel # LWPCRS-4914-AM

SPECIAL WARRANTY DEED

STEPHEN J. DONELL, successor Trustee of the **S. BROWER LIVING TRUST** dated November 20, 2020, Grantor, hereby CONVEYS and WARRANTS against all claiming by, through or under them to **JOHN GREEN** and **JAMIE CARLIS GREEN**, as joint tenants with rights of survivorship, Grantees, for the sum of \$10.00 and for other good and valuable consideration, the following described tract of land in Summit County, State of Utah:

Unit 4914, The Lodge at Westgate Park City Resort & Spa, a Condominium, according to the Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions thereof, dated June 21, 2007 and recorded June 29, 2007 as Entry No. 00818013, in Book 1874 at Page 0479 in the office of the County Recorder of Summit County, Utah (as said Declaration may have heretofore been amended or supplemented), as the same is identified in the Plat recorded June 29, 2007 as Entry No. 00818012, in Book 1874 at Page 0478 in the office of the County Recorder of Summit County, Utah (as said Plat may have heretofore been amended or supplemented), together with an undivided interest in the Common Areas and Facilities appurtenant thereto.

Subject to easement, covenants, conditions, restrictions, right-of-way, reservation and other matters appearing of record and general property taxes for the current year and all subsequent years.

WITNESS, the hand of said grantor this 3rd day of September 2025.

STEPHEN J. DONELL, Trustee

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)
 : ss.
COUNTY OF LOS ANGELES)

Subscribed and sworn before me on this 3rd day of September 2025, by **Stephen J. Donell**,
successor Trustee of the S. Brower Trust dated November 20, 2020, proved on the basis of
satisfactory evidence to be the person who appeared before me.

N. Kravitz
NOTARY PUBLIC

