

Mail Tax notice to:  
Grantee  
9829 South 1300 East, Unit 302  
Sandy, UT 84094  
MNT File No.: 56336  
Tax ID No.: 28-09-306-015

12512082  
4/10/2017 3:48:00 PM \$12.00  
Book - 10546 Pg - 2099-2100  
Gary W. Ott  
Recorder, Salt Lake County, UT  
METRO NATIONAL TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## WARRANTY DEED

East Ridge Professional, LC, a Utah limited liability company

**GRANTOR** of Sandy, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

The Phoenix Restaurant Group, LLC

**GRANTEE** of , for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:


Unit No. 302, contained within the EAST RIDGE MEDICAL CONDOMINIUM PLAT AMENDED, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 10577594, in Book 2008P, at Page 301, and in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of East Ridge Medical Condominium, recorded in Salt Lake County, Utah, on May 12, 2009, as Entry No. 10700480, in Book 9722 at Page 848 of the official records, and all amendments thereto.

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.

**WITNESS**, the hand(s) of said grantor(s), .

East Ridge Professional, LC

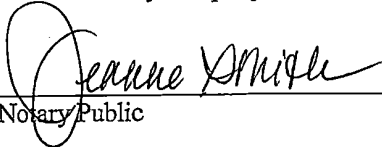
  
Dan Fisher, Manager

State of Utah )

ss:

County of Salt Lake )

On this date, April 7, 2017, personally appeared before me Dan Fisher , who being by me duly sworn did say that he/she is a Manager of East Ridge Professional LC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Dan Fisher acknowledged to me that said limited liability company executed same.

  
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Notary Public

