

WHEN RECORDED, MAIL TO GRANTEE:

c/o Salt Lake City Corporation
Housing And Neighborhood Development
451 South State Street, Room 445
PO Box 145487
Salt Lake City, Utah 84114-5487

5845075

***First Time Homebuyer
Conditional Quit Claim Deed***

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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: DKP, DEPUTY - WI 2 P.

The Salt Lake City Corporation, Division of Housing & Neighborhood Development (herein referred to as the "Grantor") of Salt Lake City, County of Salt Lake, State of Utah hereby QUIT CLAIM to *** **STEPHANIE LAKE & ISAAC ARRIOLA** *** of Salt Lake City (herein referred at as the "Grantee"), County of Salt Lake, State of Utah for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to wit: Also known as: 1204 N VICTORIA WAY

LOT 13, SECOND AMENDED PLAT OF ROSE PARK PLAT "P", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX PARCEL NO. 08-26-203-019

Restrictive Conditions and Covenants Binding on Grantee

This Conditional Quit Claim Deed is made and executed upon and subject to the following express conditions and covenants, said conditions and covenants being part of the consideration for the real property hereby conveyed are to be taken and construed as running with the land and upon the continued strict observance of which the continued existence of the estate hereby granted shall depend. The Grantee hereby binds itself and its successors, assigns, if and when permitted, to fully comply with the following restrictive conditions and covenants:

FIRST, Grantee agrees to occupy the dwelling constructed on the above-described premises as Grantee's principal residence for a period of fifteen consecutive years from the date of this Conditional Quit Claim Deed except as otherwise approved in writing by Grantor as provided in the First Time Homebuyer Agreement; should this occur, a rate of return on investment shall be allowed as provided in the First Time Homebuyer Agreement.

SECOND, Grantee shall not allow any liens, deeds, judgments or encumbrances of any kind against the real property hereby conveyed for a period of fifteen consecutive years from the date of this Conditional Quit Claim Deed and until Grantor issues its Certification of Completion unless such encumbrance is approved in writing by Grantor.

THIRD, Grantee shall permit annual inspections at reasonable times by employees or designated agents of the Grantor to determine compliance with these conditions and covenants.

FOURTH, Grantee agrees to surrender possession of, and any interest in, the property upon material breach of: (1) the First Time Homebuyer Agreement between the Grantor and the Grantee dated April 27, 2017, and made a part hereof by this reference; or, (2) default on any financing secured by the real property described herein which is not cured by Grantee, as determined by Grantor.

In case of the breach or violation of any one of the covenants numbered FIRST through FOURTH, at any time prior to their time period of limitation, or to the time the Grantor certifies that all conditions and covenants have been complied with and issues its Certification of Completion, and in case such breach or such violation shall not be cured, ended or remedied within 30 days after written demand by the Grantor to do so, or any further extension thereof that may be granted by the Grantor in its sole discretion, then all estate, conveyed under this Deed shall cease and terminate, and title in fee simple to the same shall revert to and become revested in the

Grantor, or its successor or assigns, and such title shall be revested fully and completely in it, and the said Grantor, its successors or assigns, shall be entitled to and may of right enter upon and take possession of the said property.

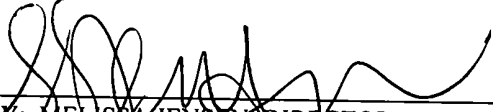
The Grantor shall be deemed a beneficiary of all conditions and covenants and such conditions and covenants shall run in favor of the Grantor for the entire period during which such covenants shall be in force and effect. As such a beneficiary, the Grantor, in the event of any breach of any such condition or covenant, shall have the right to exercise all the rights and remedies, and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach to which beneficiaries of such covenants may be entitled.

Promptly after the completion of the above-mentioned covenants and conditions and running of the time limitations in accordance with the provisions of the First Time Homebuyer Agreement and Deed, the Grantor shall furnish the Grantee with an appropriate instrument entitled Certification of Completion so certifying in accordance with the terms of the First Time Homebuyers Agreement. Such certification shall be a conclusive determination of satisfaction and termination of the First Time Homebuyer Agreement and the conditions and covenants in this Deed.

The certification shall be in such form as will enable it to be recorded in the proper office for the recordation of deeds and other instruments pertaining to the property hereby conveyed. If the Grantor shall refuse or fail to provide such certification, the Grantor shall, within thirty (30) days after written request by the Grantee provide the Grantee with a written statement, indicating what respects the Grantee has failed to duly comply with the covenants and conditions of the First Time Homebuyer Agreement or this Deed and what measures or acts will be necessary, in the opinion of the Grantor, for the Grantee to take or perform in order to obtain such certification.

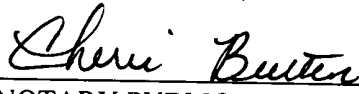
WITNESS the hand of said Grantor, this 27th day of April, 2017

**Salt Lake City Corporation
Housing & Neighborhood Development**


BY: MELISSA JENSEN, DIRECTOR

State Of Utah)
 ss.)
County Of Salt Lake)

On the 27th day of April, 2017, personally appeared before me the said MELISSA JENSEN, Director of Housing & Neighborhood Development, Division of Salt Lake City Corporation, who being duly sworn did say, that the within and foregoing instrument was signed in behalf of said Corporation.


NOTARY PUBLIC
Residing in: Salt Lake City, Utah

