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12/28/2017 12:15:00 PM \$12.00
Book - 10634 Pg - 375-376
ADAM GARDINER
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

When recorded mail to (Tax Mailing Address):

Grantee
3429 West 3440 South, Unit 17
West Valley City, UT 84119
MTC File No. 257543

WARRANTY DEED

Bradley Sant, an unmarried man and Natalie Valenzuela, an unmarried woman ,
GRANTOR(S), for and in consideration of TEN DOLLARS (\$10.00) and other good and
valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Bradley Sant, an unmarried man,

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah,
described as:

Unit No. 17, contained within the PHASE I, ROSEWOOD GARDEN HOMES, formerly
know as CHIMNEY STREET CONDOMINIUM, a Utah Condominium Project, as the
same is identified in the Record of Survey Map recorded January 13, 1983, in Book 83-1
of Plats, at Page 6, records of Salt Lake County, State of Utah, and as further defined and
established in the Declaration of Condominium of Rosewood Garden Homes, recorded
January 13, 1983, as Entry No. 3748788, in Book 5431, at Page 1346, and any
amendments and/or supplements thereto.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium
Project's Common Areas and Facilities which is appurtenant to said unit; (b) The
exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant
to said Unit, and (c) The nonexclusive 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.

TOGETHER WITH a right and easement of use and enjoyment in and to the common
areas, described and as provided for in the Declaration of Covenants, Conditions and
Restrictions, and any amendments and/or supplements thereto.

Tax Parcel No. 15-29-481-018

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants and restrictions of record.

In witness whereof, the grantors have executed this instrument this 22 day of
December, 2017.

Bradley Sant
Bradley Sant

Natalie Valenzuela
Natalie Valenzuela

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 22 day of December, 2017, by Bradley Sant, an unmarried man and Natalie Valenzuela, an unmarried woman .

[Signature]
Notary Public

