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2/22/2018 2:44:00 PM \$14.00
Book - 10649 Pg - 4075-4076
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
2733 East Parley's Way, Suite 208
Salt Lake City, UT 84109
(801)463-2755

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Manuel J Ortega and Gina Ortega
3074 East Nordic Drive
Cottonwood Heights, UT 84093

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

RESPA

WARRANTY DEED

Escrow No. **063-5890517 (jsm)**
A.P.N.: **22-35-327-014-0000**

Eric J. Ulman, a single man, Grantor, of **Cottonwood Heights , Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

Manuel J Ortega and Gina Ortega, husband and wife as joint tenants , Grantee, of **Cottonwood Heights, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

UNIT 7-A, IN BUILDING 7 CONTAINED WITHIN THE SCANDIA VILLAGE CONDOMINIUMS, A.K.A.. SCANDIA VILLAGE PHASE ONE, (AMENDED), A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON JUNE 27, 1974 IN SALT LAKE COUNTY, AS ENTRY NO. 2632443, IN BOOK 74-6 OF PLATS, AT PAGE 105 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON AUGUST 05, 1974 IN SALT LAKE COUNTY, AS ENTRY NO. 2640884 IN BOOK 74-8 OF PLATS, AT PAGE 125 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2018** and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 21, 2018**.

Eric Ulman
Eric Ulman

STATE OF UT)
County of Salt Lake) ss.

On Feb 21, 2018, before me, the undersigned Notary Public, personally appeared **Eric Ulman**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9-21-21

Jill Maddox
Notary Public

