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3/26/2018 11:36:00 AM \$14.00
Book - 10658 Pg - 8282-8283
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:
Andrew J. Mitchell
9020 South Blackjack Road #2
Alta, UT 84092

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

RESPA

WARRANTY DEED

Escrow No. **063-5895368 (jrm)**
A.P.N.: **30-06-431-002-0000**

Barry L. MacLean, Trustee of The SF4 Trust dated as of January 1, 1999, Grantor, of **Alta, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

Andrew J Mitchell, An Unmarried Man, As To An Undivided 99% Interest and Betty Ray-Wycoff, A Married Woman, As To An Undivided 1% Interest, As Tenants In Common, Grantee, of **Alta, 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 2, CONTAINED WITHIN THE VILLAGE AT SUGARPLUM ALSO KNOWN AS PART 2 OF SUGARPLUM PHASE II CONDOMINIUMS, AN EXPANDABLE UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON DECEMBER 23, 1985 IN SALT LAKE COUNTY, AS ENTRY NO. 4180107, IN BOOK 85-12, AT PAGE 211 OF PLATS (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON JANUARY 16, 1985 IN SALT LAKE COUNTY, AS ENTRY NO. 4039541 IN BOOK 5622 AT PAGE 2266 (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.

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR USE AND ENJOYMENT IN

DEVELOPMENT, AS CREATED BY AND SUBJECT TO THE TERMS, PROVISIONS, COVENANTS AND CONDITIONS CONTAINED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUGARPLUM, A PLANNED UNIT DEVELOPMENT, RECORDED AUGUST 12, 1983, AS ENTRY NO. 3830328, IN BOOK 5482, AT PAGE 1173 OF OFFICIAL RECORDS, OVER AND UPON THE COMMON AREAS AND FACILITIES AS THE SAME ARE DEFINED AND PROVIDED FOR IN THE SAID MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUGARPLUM, A PLANNED UNIT DEVELOPMENT, AND AS FURTHER DEFINED AND DESCRIBED ON THE OFFICIAL PLAT OF SUGARPLUM AMENDED, A PLANNED UNIT DEVELOPMENT, RECORDED NOVEMBER 26, 1984 AS ENTRY NO. 4019736, IN BOOK 84-11 OF PLATS, AT PAGE 181 OF OFFICIAL RECORDS.

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 **March 15**, 2018.

Barry L. MacLean, Trustee of The SF4 Trust
dated as of January 1, 1999

Barry MacLean
Barry L. MacLean, Trustee

STATE OF Illinois)
County of Lake)ss.

On March 15, 2018, before me, the undersigned Notary Public, personally appeared **Barry L. MacLean, Trustee of The SF4 Trust dated as of January 1, 1999**, 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: February 27, 2021

Suzanne O'Reilly
Notary Public

