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9/21/2018 11:39:00 AM \$14.00
Book - 10714 Pg - 5424-5426
ADAM GARDINER
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Katherine Duncan
5577 West Washoe Cove
Unit 3, Bldg 5
West Jordan, UT 84081
Tax ID No.: 26-01-156-019

RESPA

WARRANTY DEED

Noah Edelson and Danielle Edelson, married as joint tenants, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Katherine Duncan, a single woman **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 14th day of September, 2018.

Noah Edelson
Noah Edelson

Danielle Edelson
Danielle Edelson

State of Utah
County of Salt Lake

On this 14th day of September, 2018, personally appeared before me, the undersigned Notary Public, personally appeared Noah Edelson and Danielle Edelson, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

Brittany Vrotney
Notary Public
My commission expires: 01/25/22



EXHIBIT "A"
LEGAL DESCRIPTION

Unit 3, in Building 5, contained within the THE COPPER HILLS CONDOMINIUMS, A Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah. 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 of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.