

WHEN RECORDED MAIL TO:
GRANTEE
939 SOUTH DONNER WAY #308
SALT LAKE CITY, UT 84108
18099

13132515
11/25/2019 2:34:00 PM \$40.00
Book - 10864 Pg - 5933-5934
RASHELLE HOBBS
Recorder, Salt Lake County, UT
TITAN TITLE INS AGCY INC
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

BRIAN SMITH and SHOKO SMITH, as joint tenants

Grantor,

of SALT LAKE CITY, County of SALT LAKE, State of UT hereby CONVEYS and WARRANTS to

ARTURO ALEJANDRO THOMPSON and KAREN FORD MANZA THOMPSON, HUSBAND AND WIFE

Grantee,

of SALT LAKE CITY, County of SALT LAKE, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE County, State of UT, to-wit:

See Attached Exhibit "A"

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

WITNESS the hand of said grantor, this 11/25/2019



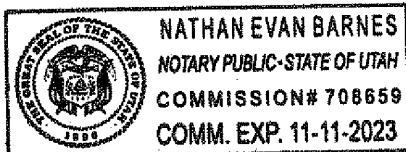
BRIAN SMITH



SHOKO SMITH

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On 11/25/2019, personally appeared before me BRIAN SMITH and SHOKO SMITH, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public NATHAN BARNES
Residing at: SALT LAKE
My Commission Expires: 11-11-19

EXHIBIT "A"

File Number: 18099

Unit B308, of the OAKWOOD GARDENS CONDOMINIUM PROJECT, Phase No. 1, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder as Entry No. 2500509, in Book MM of Plats, at Page 85, and as further defined and described in the Declarations of Covenants, Conditions and Restrictions and Bylaws of the , a Utah Condominium Project, recorded in the office of the SALT LAKE County Recorder, in Book 3203, at Page 278 as Entry No. 2500510, (as said Map and Declaration may be amended and/or supplemented.)

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 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 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.

Tax ID No. 16-11-260-025