

Mail Recorded Deed and Tax Notice To:
Andrew J. Mitchell
P. O. Box 901791
Sandy, UT 84090

WARRANTY DEED

Betty Ray-Wycoff, **GRANTOR** of County of Salt Lake, State of Utah, hereby Conveys and Warrants to

Andrew J Mitchell, an unmarried man, **GRANTEE** of Sandy, Utah,
for the sum of Ten and no/100 (\$10.00) **DOLLARS** and other good and valuable consideration,
the following described tract of land in County, State of Utah:

The Grantor's undivided 1% interest in and to the following described property:

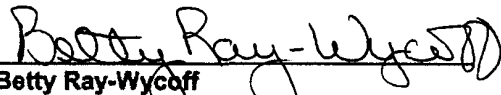
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TAX ID NO.: 30-06-431-002 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

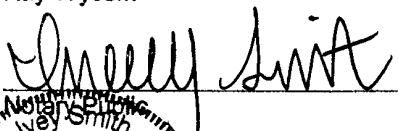
Dated this 29 day of December, 2019.


Betty Ray-Wycoff

STATE OF AL

COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 27th day of December, 2019 by Betty Ray-Wycoff.


Ivey Smith

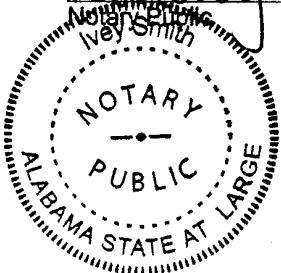


EXHIBIT "A"

Parcel 1:

Unit 2, Village at Sugarplum, as the same is identified and shown on the Record of Survey Map of said project, recorded December 23, 1985, as Entry No. 4180107, of Official Records, being Part 2 of Sugarplum Phase II Condominium, (an expandable Utah Condominium Project) recorded January 16 1985, as Entry No 4039540, in Book 85-1 of Plats, at Page 10 of Official Records and further defined and described in the Declaration of Condominium of the Sugarplum Phase II Condominium, recorded January 16, 1985, as Entry No. 4039541, in Book 5622, at Page 2266, of Official Records, and in the First Amended Declaration of Condominium of the Sugarplum Phase II Condominium, recorded December 23, 1985, as Entry No. 4180108 of Official Records, and Subsequent amendments thereto.

Together with the appurtenant undivided percentage ownership interest in and to the Common Areas and Facilities, as the same are further defined and described in the said Declaration of Condominium of the Sugarplum Phase II Condominiums.

Excepting all minerals, in, or under said land including, but not limited to metal, oil, gas, coal, stone and minerals rights, mining rights and easement rights or other matters relating thereto whether express or implied.

Parcel 2:

A non-exclusive easement for the benefit of Parcel 1 for use and enjoyment in and to the Common Areas and Facilities of Sugarplum Amended, a Planned Unit 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 pages 1173 through 1230, 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 August 12, 1983, as Entry No. 3830327, in Book 83-3 of Plats, at Page 99, of Official Records.

Excepting all minerals in or under said land including but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights and easement rights or other matters relating thereto whether express or implied.

For information purposes only: Tax ID No. 30-06-431-002