

WHEN RECORDED RETURN TO:

HEIDI CLARK
CALLISTER, BROBERG & BECKER
700 N. BRAND BOULEVARD, #560
GLENDALE, CA 91203

MAIL TAX NOTICES TO:

R&C CORBETT, LLC
1221 E. SIERRA MADRE AVE.
GLENDDORA, CA 91741

13182520

01/30/2020 12:26 PM \$40.00

Book - 10890 Pg - 7327-7329

RASHELLE HOBBS

RECORDER, SALT LAKE COUNTY, UTAH
US DEEDS

423 LITHIA PINECREST ROAD

BRANDON FL 33511

BY: CBA, DEPUTY - MA J P.

SPACE ABOVE FOR COUNTY RECORDER'S USE

PARCEL I.D. NO. 08-35-379-001-0000 and 08-35-379-002-0000

WARRANTY DEED

CYNTHIA R. CORBETT, a married woman, as to an undivided 7% interest, and RUSSELL CORBETT and CYNTHIA R. CORBETT, husband and wife, as to an undivided 30% interest (herein, "Grantor"), whose address is 1221 E. Sierra Madre Ave., Glendora, CA 91741, for no consideration, hereby conveys and warrants to R&C CORBETT, LLC, an Utah limited liability company (herein, "Grantee"), whose address is 1221 E. Sierra Madre Ave., Glendora, CA 91741, all of Grantor's right, title and interest in and to that certain real property located in Salt Lake County, Utah, more particularly described as follows:

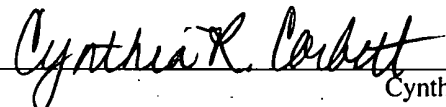
SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1055-1075 West North Temple, Salt Lake City, UT 84116

Executed this 30TH day of December, 20 19.

[Signatures on following page(s).]

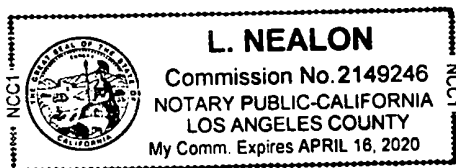
GRANTOR


Cynthia R. Corbett

STATE OF California
COUNTY OF Los Angeles

On this Dec 30 2019 [insert date], before me L. Nealon [notary public name], a notary public, personally appeared Cynthia R. Corbett, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged (s)he executed the same.

[Affix Notary Seal]



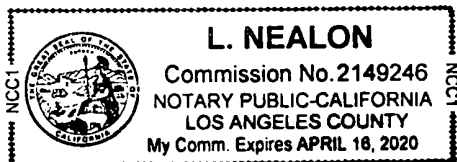
GRANTOR

Russell Corbett
Russell Corbett

STATE OF California
COUNTY OF Los Angeles

On this Dec 30 2019 [insert date], before me L. Nealon [notary public name], a notary public, personally appeared Russell Corbett, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged (s)he executed the same.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC

My commission expires: April 16 2020

EXHIBIT A

UNITS 1 AND 2, FAIRPARK COMMERCIAL CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED SEPTEMBER 6, 2013 IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 11719933, IN BOOK 2013P OF PLATS, AT PAGE 179, INCLUDING ALL BENEFICIAL RIGHTS AND INTERESTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR THE FAIRPARK COMMERCIAL CONDOMINIUMS, RECORDED SEPTEMBER 6, 2013 IN SALT LAKE COUNTY, AS ENTRY NO. 11719934, IN BOOK 10175, AT PAGE 179, OF OFFICIAL RECORDS (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED).

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH ARE APPURTENANT TO SAID UNITS, (THE REFERENCED DECLARATION OF CONDOMINIUM, WHICH MAY PROVIDE 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 ARE APPURTENANT TO SAID UNITS, 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 AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.