

Mail Tax notice to:  
Grantee  
3872 West Sienna Dune Drive  
South Jordan, UT 84009  
MNT File No.: 74215  
Tax ID No.: 27-17-301-080

13280354  
5/26/2020 3:25:00 PM \$40.00  
Book - 10949 Pg - 6938-6939  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
METRO NATIONAL TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## WARRANTY DEED

Sean Matthew O'Brien

**GRANTOR** of South Jordan, State of Utah, hereby CONVEYS and WARRANTS TO:

Sean Matthew O'Brien and Alexandra Romney, Husband and wife as joint tenants

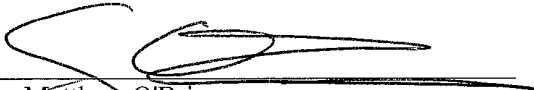
**GRANTEE** of South Jordan, State of Utah, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

Unit 315A, contained within the Amended Final Plat for Lots 306 through 308, 310 through 213, 314 and 314, Sand Dunes Condominiums Phase 3, a Utah Condominium Project, as identified in the Record of Survey Map recorded May 26, 2005, in Salt Lake County, as Entry No. 9386925, in Book 2005P, at Page 164 of Plats, (as said Record Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium, Covenants, Conditions and Restrictions of Sand Dunes Condominiums, recorded November 7, 2002, as Entry No. 8415210 in Book 8681 at Page 4229 of the official records, and all amendments thereto.

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 and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 19 day of MAY, 2020.

  
Sean Matthew O'Brien

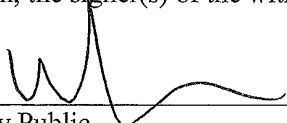
Courtesy Recording

This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof. Thank you.

Ent 13280354 BK 10949 PG 6938

State of Utah County of Salt Lake )ss:

On this date, 5/19/2020, personally appeared before me Sean Matthew O'Brien, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
Notary Public

