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6/12/2020 3:51:00 PM \$40.00
Book - 10960 Pg - 5125-5126
RASHELLE HOBBS
Recorder, Salt Lake County, UT
ACCESS TITLE
BY: eCASH, DEPUTY - EF 2 P.

File # 20-1764

WARRANTY DEED

Christopher J. Braun, Grantor(s) of Draper, County of Salt Lake, State of UT, hereby CONVEY and WARRANT to

SHEILA HEGARTY, A SINGLE WOMAN

Grantee(s),

of 13573 S. Cantania Way #23-2 Draper, UT 84020

for the sum of ***TEN DOLLARS and other good and valuable consideration***
the following tract of land in Salt Lake County, State of UT:

See Attached "Exhibit A"

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or enforceable in law or equity and general property taxes for the year 2020 and thereafter.

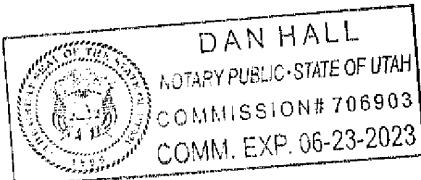
WITNESS the hand of said grantor, this 11th day of June, 2020

Christopher J. Braun

On the 11th day of June, 2020, personally appeared before me Christopher J. Braun, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

My Commission Expires: 2/23/2023

Notary Public
Residing At: 826 1/2



Ent 13297258 BK 10960 PG 5125

“Exhibit A”

Unit 23-2, in Building 23, contained within the BELLA MONTE AT DRAPER MEADOWS CONDOMINIUMS, a Utah condominium project as identified in the Record of Survey Map recorded February 10, 2006 as Entry No. 9634619, in Book 2006, at Page 32 of Plats, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of BELLA MONTE AT DRAPER MEADOWS CONDOMINIUMS, recorded February 10, 2006, as Entry No. 9634620, in Book 9254, at Page 345 (as said Declaration may have been amended and/or supplemented) in the Office of the Recorder of 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 and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax ID No: 34-06-103-106