

Mail Tax notice to:
Grantee
8363 South Via Riviera Way
Unit 1
Cottonwood Heights, UT 84093
MNT File No.: 74867
Tax ID No.: 22-35-404-001

13377084
8/28/2020 2:28:00 PM \$40.00
Book - 11008 Pg - 4541-4542
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Troy R. Crosland, Trustee of the Troy R. Crosland Trust, dated the 20th day of December, 2004, as amended and restated in total on the 25th day of February, 2013

GRANTOR of Cottonwood Heights, State of Utah, hereby CONVEYS and WARRANTS TO:

Leigh Wilkinson and Nancy Wilkinson

GRANTEE of Cottonwood Heights, 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:

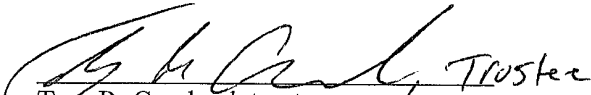
Unit No. 1, contained within the Monte Luca Condominium Phase 1, as the same is identified in the Record of Survey Map, recorded in Salt Lake County, Utah, as Entry No. 7976984, in Book 2001P, at Page 228, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Monte Luca Condominium Project, recorded in Salt Lake County, Utah, on August 16, 2001, as Entry No. 7976985, in Book 8490 at Page 849 of 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 Area 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.

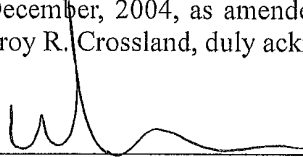
WITNESS, the hand(s) of said grantor(s), 28th day of August, 2020.

The Troy R. Crosland Trust, dated the 20th day of December, 2004, as amended and restated in total on the 25th day of February, 2013


Troy R. Crosland, trustee

State of Utah County of Salt Lake)ss:

On August 28, 2020, personally appeared before me Troy R Crossland who upon being duly sworn (or affirmed) upon oath that he did sign the foregoing instrument with authority as granted in the capacity as Trustee of Troy R. Crosland, Trustee of the Troy R. Crosland Trust, dated the 20th day of December, 2004, as amended and restated in total on the 25th day of February, 2013, and that the said Troy R. Crossland, duly acknowledged to me that he executed the same.



Notary Public

