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9/30/2020 3:17:00 PM \$40.00
Book - 11030 Pg - 3899-3900
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
7730 South Union Park Ave, Ste 650
Midvale, UT 84047
(801)255-4800

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Shad Mattinson
1282 Ridge Meadow Lane #7P
Cottonwood Heights, UT 84047

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **394-6073264 (SE)**
A.P.N.: **22-29-230-098**

Denae L. Schirack, Grantor, of **Cottonwood Heights, Salt Lake County**, State of **UT**, hereby CONVEY AND WARRANT to

Shad Lee Mattinson, unmarried man, Grantee, of **Cottonwood Heights, Salt Lake County**, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County**, State of **Utah**:

UNIT 7P, CONTAINED WITHIN THE SHADOW RIDGE CONDOMINIUM, FORMERLY KNOWN AS WATERSIDE II CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON JANUARY 31, 1990 IN SALT LAKE COUNTY, AS ENTRY NO. 4877248, IN BOOK 90-1, AT PAGE 13 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON JANUARY 31, 1990 IN SALT LAKE COUNTY, AS ENTRY NO. 4877249 IN BOOK 6195 AT PAGE 416 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this **September 28th, 2020**.

Denae L. Schirack
Denae L. Schirack

STATE OF UTAH)
County of SALT LAKE) ss.

On SEPT. 28, 2020, before me, the undersigned Notary Public, personally appeared **Denae L. Schirack**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9/1/22

Shonna Evans
Notary Public

