MAIL TAX NOTICE TO: Grantee 9740 East Bypass Road #N Alta, UT 84092

Paramount Title Corp. File No. 20-10741 PARCEL I.D. #30-06-436-003 13426392 10/14/2020 2:19:00 PM \$40.00 Book - 11038 Pg - 5900-5901 RASHELLE HOBBS Recorder, Salt Lake County, UT PARAMOUNT TITLE BY: eCASH, DEPUTY - EF 2 P.

# Warranty Deed

Nicholas Besobrasow and Ellen C. Besobrasow

Grantor(s) of Tetonia, State of Idaho, hereby CONVEY(S) AND WARRANT(S) to

### Gerald A. W. Taylor

Grantee(s) of Annapolis, State of Maryland, for the sum of OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS, the following described tract of land in Salt Lake County, State of Utah:

#### Parcel 1:

Unit N, VILLAGE AT SUGARPLUM, also known as Part 6 of Sugarplum Phase II Condominiums (an Expandable Utah Condominium Project), as the same is identified and shown on the Record of Survey Map of said project, recorded December 23, 1985, as Entry No. 4180107, being Part 2 of Sugarplum Phase II Condominium, (an Expandable Utah Condominium Project), recorded January 16, 1985, as Entry No. 4039540, in Book 85-1 of Plats, at Page 10 of Official Records, and further defined and described in the Declaration of Condominium of the Sugarplum Phase II Condominium, recorded January 16, 1985, as Entry No. 4039541, in Book 5622, at Page 2266 of Official Records, and in the First Amended Declaration of Condominium of the SUGARPLUM PHASE II CONDOMINIUM, recorded December 23, 1985, as Entry No. 4180108 of Official Records, and subsequent amendments thereto.

Together with appurtenant undivided percentage ownership interest in and to the Common Areas and Facilities, as the same are further defined and described in the said Declaration of Condominium of the Sugarplum Phase II Condominiums.

Excepting all minerals, in, or under said land including, but not limited to metal, oil, gas, coal, stone and mineral rights, mining rights and easement rights or other matters relating thereto whether express or implied.

LEGAL DESCRIPTION CONTINUED ON PAGE 2.

## Warranty Deed (continued...)

#### Parcel 2:

A nonexclusive easement for the benefit of Parcel 1 for use and enjoyment in and to the Common Areas and Facilities of Sugarplum Amended, a Planned Unit Development, as created by and subject to the terms, provisions, covenants, and conditions contained in the Master Declaration of Covenants, Conditions and Restrictions of Sugarplum, a Planned Unit Development, recorded August 12, 1983, as Entry No. 3830328, in Book 5482, at Page 1173 of Official Records, over and upon the Common Areas and Facilities as the same are defined and provided for the said Master Declaration of Covenants, Conditions and Restrictions of Sugarplum, a Planned Unit Development, and as further defined and described on the official Plat of Sugarplum Amended, a Planned Unit Development, recorded August 12, 1983, as Entry No. 3830327, in Book 83-3 of Plats, at Page 99, of Official Records.

Excepting all minerals, in, or under said land including, but not limited to metal, oil, gas, coal, stone and mineral rights, mining rights and easement rights or other matters relating thereto whether express or implied.

Subject to easements, restrictions, reservations, and rights of way of record. Subject to annual property taxes for 2020 and subsequent years thereafter.

WITNESS the hand(s) of said grantor(s), this 14th day of October, 2020

COMMISSION NO. 20202894 NOTARY PUBLIC STATE OF IDAHO COMMISSION EXPIRES 08/06/2020

Besobraso

STATE OF Idaho

COUNTY OF TEXTON

On the 13<sup>11</sup> day of October, 2020 personally appeared before me Nicholas Besobrasow and Ellen C. Besobrasow, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same.

My Commission Expires: 8-6-2020

Public residing at: Telema