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10/16/2020 3:00:00 PM \$40.00
Book - 11040 Pg - 3314-3315
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
215 South State Street, Suite 280
Salt Lake City, UT 84111
(801)578-8888

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Priyam Sanjay Patel
676 East Markea Avenue #3
Salt Lake City, UT 84102

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

WARRANTY DEED

Escrow No. **023-6082856 (LL)**
A.P.N.: **16-05-153-017-0000**

Jonathan M. Ruga and Tina B. Ruga,
hereby CONVEY AND WARRANT to

Grantor,

Priyam Sanjay Patel,

Grantee,

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 3, MARKEA COURT TOWNHOMES, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this **October 15, 2020**.

Jonathan M. Ruga
Jonathan M. Ruga

Tina B. Ruga
Tina B. Ruga

STATE OF UTAH)
County of SALT LAKE)ss.

On October 15, 2020, before me, the undersigned Notary Public, personally appeared **Jonathan M. Ruga and Tina B. Ruga**, 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: 03/23/22

[Signature]
Notary Public

