

*When recorded mail to (Tax Mailing Address):*

Grantee  
3314 S Hunter Villa Lane Unit D  
West Valley City, UT 84128  
MTC File No. 300504

13591069  
3/9/2021 11:56:00 AM \$40.00  
Book - 11132 Pg - 7910-7911  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## WARRANTY DEED

Richard Larry Garcia and Karen Maxine Garcia, Trustees of the Richard Larry Garcia and Karen Maxine Garcia Trust dated September 2, 2015, GRANTORS, for good and valuable consideration, hereby CONVEY and WARRANT to

Richard L. Garcia and Karen M. Garcia, joint tenants

as GRANTEES, the following real property located in Salt Lake County, State of Utah, described as:

Unit D, in Building 20, contained within the Hunter Villas Condominiums Phase 2 Amended, a Utah Condominium Project as the same is identified in the Record of Survey Map recorded on July 6, 2004 in Salt Lake County, as Entry No. 9111885, in Book 2004P, at Page 174 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration recorded on January 17, 2002, in Salt Lake County, as Entry No. 8124678 in Book 8555 at Page 7304 (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.

Tax Parcel No. 14-27-329-081

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, Grantor(s) has/have executed this instrument this 4th day of March, 2021.

