

Mail Recorded Deed and Tax Notice To:  
Dane Christensen and Jacqueline Christensen  
1660 South Major Street #29  
Salt Lake City, UT 84115

13611685  
3/26/2021 2:51:00 PM \$40.00  
Book - 11144 Pg - 7587-7589  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 137984-PCF

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## WARRANTY DEED

The Penny JV Partners LLC, a Delaware limited liability company

**GRANTOR(S)** of Centerville, State of Utah, hereby Conveys and Warrants to

Dane Christensen and Jacqueline Christensen, husband and wife as joint tenants

**GRANTEE(S)** of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 16-18-156-014 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 23rd day of March, 2021.

The Penny JV Partners, LLC, a Delaware limited liability company  
By: CW The Penny, LLC, a Utah limited liability company, It's Manager  
By: CW Urban, LLC, a Utah limited liability company, It's Manager  
By: CW Group, LLC, a Utah limited liability company, Its Manager

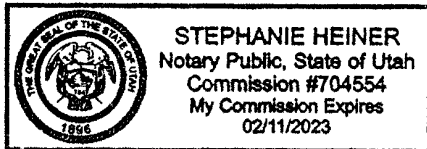
By: *Darlene Carter*  
Darlene Carter, President/Authorized Agent

State of Utah

County of Davis

On the 23rd day of March, 2021, personally appeared before me Darlene Carter, who being duly sworn did say that she is the President/Authorized Agent of CW Group, LLC a Utah limited liability company, which is the Manager of CW Urban, LLC, a Utah limited liability company, which is the Manager of CW The Penny, LLC, a Utah limited liability company, which is the Manager of The Penny JV Partners, LLC, a Delaware limited liability company and that the foregoing instrument was signed on behalf of said limited liability company and said Darlene Carter acknowledged to me that the said limited liability company executed the same.

*Stephanie Heiner*  
Notary Public



**EXHIBIT A**  
**Legal Description**

Unit 29, contained within THE PENNY CONDOMINIUMS PHASE 2, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on February 24, 2021 as Entry No. 13576653 in Book 2021P of Plats at Page 52 and in the declaration recorded June 4, 2020 as Entry No. 13289998 in Book 10955 at Page 6149 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.