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5/17/2021 3:08:00 PM \$40.00  
Book - 11175 Pg - 7797-7799  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
US TITLE  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO  
AND MAIL TAX NOTICE TO:  
Jonathan James Rutz  
127 South 800 East, #27  
Salt Lake City, UT 84102

## WARRANTY DEED

File No.: 020193  
APN: 16-05-130-015-0000

**Rahman H. Badarane and Deyze G. Badarane, husband and wife,**

Grantor(s), of La Jolla, San Diego County, State of California, hereby convey(s) and warrant(s) to

**Jonathan James Rutz,**

Grantee(s), of Salt Lake City, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Salt Lake County, Utah, to wit:

Unit No. 27, contained within PARTRIDGE PLACE, a Utah Condominium Project, as identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, Utah, on February 28, 1979, as Entry No. 3243494, in Book 79-2 of Plats, at Page 62, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration and By-Laws of the Partridge Place Condominium, recorded in the office of the Salt Lake County Recorder, Utah, on February 28, 1979, as Entry No. 3243516, in Book 4821, at Page 588, (as said Declaration may have been amended and/or supplemented), of the Official Records.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be Amended or Supplemented) and the Utah Condominium Ownership Act.

Situated in Salt Lake County, State of Utah

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 13 day of MAY, 2021.

  
\_\_\_\_\_  
Rahman H. Badarane

  
\_\_\_\_\_  
Deyze G. Badarane

STATE OF \_\_\_\_\_ )  
:ss )

**See Attached California  
All-Purpose Acknowledgment**

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me the \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by Rahman H. Badarane and Deyze G. Badarane.

\_\_\_\_\_  
Notary Public

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

s.s.

On 13th May 2021 before me, Kncheol Noh, Notary Public

Name of Notary Public, Title

personally appeared Rahman H. Badarane

Name of Signer (1)

Deyze Badarane

Name of Signer (2)

who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public



## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

- Additional Signer  Signer(s) Thumbprints(s)

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