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5/21/2021 2:12:00 PM \$40.00
Book - 11178 Pg - 5810-5813
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

Recording Requested by:
First American Title Insurance Company
585 West 500 South, Suite 100
Bountiful, UT 84010
(801)298-2400

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
CW Front Row, LLC
1222 W. Legacy Crossing Blvd, Suite 6
Centerville, UT 84014

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

WARRANTY DEED

Escrow No. **331-6104197 (LR)**
A.P.N.: **15-01-232-141-0000 and 15-01-232-142-0000**

Carol Porter and Kenneth Porter, Trustees of The Carol Porter Trust, dated The 11th day of March, 2008, Grantor, of **St. George, Washington County, State of UT**, hereby CONVEY AND WARRANT to

CW Front Row, LLC, a Utah limited liability company, Grantee, of **Centerville, Davis County, State of UT**, 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**:

PARCEL 1:

UNIT NO. 2201 AND 2202, 99 WEST CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE RECORDER'S OFFICE OF SALT LAKE COUNTY, STATE OF UTAH, AS ENTRY NO. 11124991, ON JANUARY 28, 2011 AND SECOND AMENDMENT AKA 99 WEST CONDOMINIUMS RECORDED AUGUST 29, 2014 AS ENTRY NO. 11905782 AND THE THIRD AMENDMENT RECORDED DECEMBER 20, 2016 AS ENTRY NO. 12439264, AND THE FOURTH AMENDMENT RECORDED OCTOBER 13, 2017 AS ENTRY NO. 12635834, SALT LAKE COUNTY RECORDER AND ACCORDING TO THE DECLARATION OF CONDOMINIUM OF PROMONTORY ON SOUTH TEMPLE CONDOMINIUMS, RECORDED IN THE RECORDER'S OFFICE OF SALT LAKE COUNTY, STATE OF UTAH, AS ENTRY NO. 11124992, IN BOOK 9901, BEGINNING AT PAGE 7021, ON JANUARY 28, 2011, AS AMENDED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF 99 WEST CONDOMINIUMS, RECORDED IN THE RECORDER'S OFFICE OF SALT LAKE COUNTY, STATE OF UTAH, AS ENTRY NO. 11690025, IN BOOK 10162, BEGINNING AT PAGE 486, ON JULY 23, 2013 (COLLECTIVELY, THE "DECLARATION"), AND THE FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF 99 WEST CONDOMINIUMS RECORDED MARCH 7, 2014 AS ENTRY NO. 11815253, THE SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF 99 WEST CONDOMINIUMS RECORDED

AUGUST 29, 2014 AS ENTRY NO. 11905783, THE THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF 99 WEST CONDOMINIUMS RECORDED DECEMBER 20, 2016 AS ENTRY NO. 12438281, AND THE FOURTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF 99 WEST CONDOMINIUMS RECORDED OCTOBER 13, 2017 AS ENTRY NO. 12635835. (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH (I) AN UNDIVIDED OWNERSHIP INTEREST IN ALL COMMON AREAS AND COMMON FACILITIES OF THE 99 WEST CONDOMINIUMS AS MORE FULLY SET FORTH IN THE DECLARATION, AND (II) ALL RIGHTS, BENEFITS AND EASEMENTS DESCRIBED AND PROVIDED FOR IN SAID DECLARATION.

TOGETHER WITH:

PARCEL 2:

ALL INGRESS, EGRESS, ACCESS, USE, PARKING, AND OTHER RIGHTS AND BENEFITS OF THE INSURED AS SET FORTH IN THAT CERTAIN PARKING LICENSE AGREEMENT BETWEEN CITY CREEK RESERVE, INC., AND THE INSURED, SUBJECT TO ALL OF THE TERMS, PROVISIONS, AND CONDITIONS OF SUCH PARKING LICENSE AGREEMENT.

TOGETHER WITH:


PARCEL 3:

ALL INGRESS, EGRESS, ACCESS, USE, STORAGE, AND OTHER RIGHTS AND BENEFITS OF THE INSURED AS SET FORTH IN THAT CERTAIN STORAGE FACILITIES LICENSE AGREEMENT BETWEEN CITY CREEK RESERVE, INC., AND THE INSURED, SUBJECT TO ALL OF THE TERMS, PROVISIONS, AND CONDITIONS OF SUCH STORAGE UNIT LICENSE AGREEMENT.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **May 20, 2021**.

The Carol Porter Trust, dated the 11th day of March, 2008


Carol Porter, Trustee

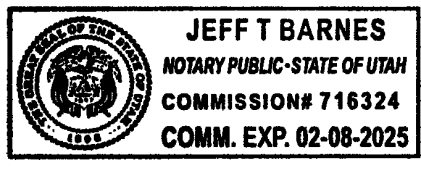
STATE OF UTAH)
County of WASHINGTON)ss.

On MAY 20 2021, before me, the undersigned Notary Public, personally appeared **Carol Porter, Trustee of The Carol Porter Trust, dated The 11th day of March, 2008**, 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.

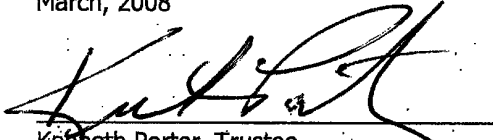
WITNESS my hand and official seal.

My Commission Expires: 02-08-2025

[Signature]
Notary Public



The Carol Porter Trust, dated the 11th day of March, 2008

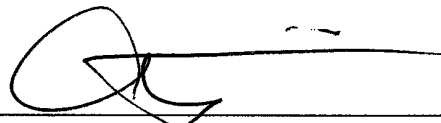

Kenneth Porter, Trustee

STATE OF Florida)
County of Hillsborough)ss.

On May 20th 2021, before me, the undersigned Notary Public, personally appeared **Kenneth Porter, Trustee of The Carol Porter Trust, dated The 11th day of March, 2008**, 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: 10/16/2021



Notary Public

