

MAIL TAX NOTICE TO:
Grantee
3610 South 805 East #233
Salt Lake City, UT 84106

13700697
6/25/2021 11:25:00 AM \$40.00
Book - 11196 Pg - 6337-6338
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PARAMOUNT TITLE
BY: eCASH, DEPUTY - EF 2 P.

Paramount Title Corp. File No. 21-11265
PARCEL I.D. #16-32-156-154

Warranty Deed (Special)

Capri Village Two, LLC, a Utah limited liability company

grantor of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under to

Mary Ann Mantes and Ernest George Mantes Jr., as trustees of The Mary Ann Mantes Revocable Trust under agreement dated October 31, 1996, and all amendments thereto

grantees of Salt Lake City, County of Salt Lake, State of Utah, for the sum of OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS, the following described tract of land in Salt Lake County, State of Utah:

Unit 233, in Building 38, contained within the CAPRI PARK HOMES AMENDED, a Utah Condominium Project, according to the Record of Survey Map filed for record as Entry No. 13258242, in Book 2020, at page 92 of Plats; amending Survey Map filed as Entry No. 2639290, in Book 74-7 of Plats at page 123; and as further defined and described in the Declaration of Covenants, Conditions and Restrictions for CAPRI PARK HOMES AMENDED, recorded April 30, 2020, as Entry 13258243, in Book 10936, at page 4899-4954, Amending and Restating the Declaration recorded July 29, 1974, as Entry No. 2639289, in Book 2641, at page 381, in the Office of the County Recorder of Salt Lake County, Utah (as said Map and Declaration may have been amended and/or supplemented)

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 of Condominium 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 nonexclusive 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.

Subject to easements, restrictions, reservations, and rights of way of record.
Subject to annual property taxes for 2021 and subsequent years thereafter.

Special Warranty Deed (*continued...*)

WITNESS the hand of said grantor, this 25th day of June, 2021

Capri Village Two, LLC,
a Utah limited liability company

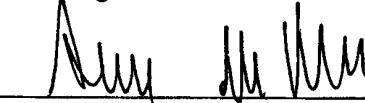
By: 

Phillip Winston
It's: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.
)

On the 25th day of June, 2021 personally appeared before me Phillip Winston, its Manager, Managing Member of Capri Village Two, LLC, a Utah limited liability company the signer of the above instrument, who duly acknowledged to me that he executed the same.

My Commission Expires: 1.2.25


Notary Public residing at: Salt Lake City, UT

