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RASHELLE HOBBS
Recorder, Salt Lake County, UT
PARAMOUNT TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED MAIL TO:
1586 E Stratford Avenue, Suite 4
Salt Lake City, UT 84106

PTC 199391
16-10-303-001

WARRANTY DEED

The Townes Condominium Association, Inc., of Salt Lake City, Salt Lake County, Utah,

GRANTOR

hereby GRANTS, CONVEYS and WARRANTS to

Stanford Commons, LLC, of Salt Lake City, Salt Lake County, Utah,

GRANTEE

for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described parcel(s) of land in Salt Lake County, State of Utah:

BEGINNING AT A POINT 393.14 FEET SOUTH FROM THE SOUTHEAST CORNER OF BLOCK 9, SUNNYSIDE PARK SUBDIVISION, A SUBDIVISION LOCATED IN BLOCK 27, FIVE ACRE PLAT "C", BIG FIELD SURVEY AND RUNNING THENCE SOUTH 81.36 FEET; THENCE WEST 128.54 FEET, MORE OR LESS TO THE EASTERLY LINE OF FOOTHILL DRIVE; THENCE NORTH 33°15'00" WEST ALONG SAID EASTERLY LINE 86.13 FEET; THENCE NORTH 64°28'05" EAST 80.12 FEET; THENCE SOUTH 25°45'07" EAST 67.66 FEET; THENCE NORTH 64°14'53" EAST 82.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 11,696 SQ. FT. OR 0.269 ACRES, MORE OR LESS.

INCLUDING all improvements, easements, rights, appurtenances, water, water rights, and water stock and SUBJECT TO current general taxes, easements, restrictions, rights of way, and reservations appearing of record.

Notwithstanding the foregoing, the property is expressly transferred to Grantee free and clear of the following:

- 1) Declaration of Covenants, Conditions, and Restrictions of The Townes, a Condominium Project, recorded on May 22, 1973, as entry number 2541614 in the Salt Lake County Recorder's Office and any amendments, supplements, revisions, or restatements thereof;
- 2) First Amended Declaration of Covenants, Conditions, and Restrictions of The Townes, a Condominium Project, recorded on April 17, 1989, as entry number 4759161 in the Salt Lake County Recorder's Office and any amendments, supplements, revisions, or restatements thereof;
- 3) Amendment to First Amended Declaration of the Townes Condominium Association, recorded on May 30, 1996, as entry number 6369931 in the Salt Lake County Recorder's Office and any amendments, supplements, revisions, or restatements thereof;
- 4) Amendment to First Amended Declaration of Covenants, Conditions and Restrictions of the Townes, a Condominium Project, recorded on August 22, 1997, as entry number 6721118 in the Salt Lake County Recorder's Office and any amendments, supplements, revisions, or restatements thereof;
- 5) Amendment to First Amended Declaration of Covenants, Conditions and Restrictions of the Townes, a Condominium Project, recorded on August 22, 1997, as entry number 6721119 in the Salt Lake County Recorder's Office and any amendments, supplements, revisions, or restatements thereof; and
- 6) Any mortgages, deeds of trust, or other security instruments that are enforceable against any of the property subject to any of the documents listed above.

Grantor warrants that it has obtained all of the necessary approvals and consents from the owners in The Townes Condominium Association, Inc. and any required lien holders to effectuate the transfer of the property to Grantee. Without limiting the generality of the foregoing, Grantor warrants that the necessary number of owners and lien holders have consented to the sale of the property as required under Utah Code § 10-9a-606(5)(b), Utah Code § 17-27a-606(5)(b), Utah Code § 57-8-7(3), and Utah Code § 57-8-32, and that the Chair of The Townes Condominium Association, Inc. is vested with full authority to execute this Warranty Deed on behalf of Grantor.

WITNESS, the hand(s) of said grantor(s), this 26th day of August, 2021.

Signature: [Handwritten Signature]
Name: William J. Christiansen
Title: Chair of The Townes Condominium Association, Inc.

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

On the 26 day of August, 2021, personally appeared before me William J. Christiansen Chair of The Townes Condominium Association, Inc., the signer of the above instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, who duly acknowledged that he/she executed the same on behalf of the Townes Condominium Association, Inc.

[Handwritten Signature]
NOTARY PUBLIC

