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11/30/2021 3:18:00 PM \$40.00
Book - 11276 Pg - 376-378
RASHELLE HOBBS
Recorder, Salt Lake County, UT
REAL ADVANTAGE TITLE INS AGCY
BY: eCASH, DEPUTY - EF 3 P.

After Recording Return To:
Mail Tax Notices To:
Bryan Utley and Kristin Utley
838 East Temple Street #107
Salt Lake City, UT 84102
File Number: 21-10139-CA
Parcel ID: 16-05-140-051

Warranty Deed

Know All Men By These Presents that , **Fay H. Knowlton, Trustee of The Fay H. Knowlton Living Revocable Trust**, (henceforth referred to as “Grantor”) of **Utah** , for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Bryan Utley and Kristin Utley, as joint tenants**, (henceforth referred to as “Grantee”) of **Utah**, with
WARRANTY COVENANTS:

Unit No. 107, contained within 838 CONDOMINIUMS, (which has also been described of record as 838 East South Temple Condominium), a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 6325777 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for 838 Condominiums recorded in Salt Lake County, Utah as Entry No. 6325778, in Book 7371, at Page 2346 (as said Declaration may heretofore been amended or supplemented), of the Official Records.

Together with: (a) the undivided interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit; (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 Act.

Also together with the Right of Way Easement and the appurtenant interests as set forth and shown in that certain Easement Agreement recorded March 16, 1995 as Entry No. 6041338 in Book 7117, at Page 798 and that certain Agreement for Maintenance of Common and Private Right of Way recorded

May 16, 1995 as Entry No. 6041339, in Book 7117, at Page 806, both of Official Records; said Right of Way being more particularly described as follows:

Beginning at a point on the East line of 800 East Street, said point being South 0°00'44" East along said East line 95.00 feet from the Northwest corner of Lot 4, Block 58, Plat "B", Salt Lake City Survey, and running thence North 89°58'45" East 132.05 feet; thence North 0°00'53" East 10.00 feet; thence North 89°58'45" East 198.08 feet to the East line of said Lot 4; thence South 0°00'53" East along the East line of said Lot 4, 27.25 feet; thence South 89°58'45" West 330.13 feet to a point on the East line of 800 East Street; thence North 0°00'44" West along said East line 17.25 feet to the point of beginning.

Tax Parcel #: 16-05-140-051

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

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In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 29 day of November, 2021

The Fay H. Knowlton Living Revocable Trust

By: Fay H. Knowlton
Fay H. Knowlton, Trustee

STATE OF UTAH
COUNTY OF SALT LAKE

On this 29 day of November, 2021, before me Chaniece Allred a notary public, personally appeared Fay H. Knowlton, Trustee of The Fay H. Knowlton Living Revocable Trust, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Chaniece Allred
Notary Public

