

MAIL TAX NOTICES TO GRANTEE AT:
4759 S 2555 E
HOLLADAY UT 84117

13927363 B: 11325 P: 8695 Total Pages: 3
04/06/2022 11:57 AM By: zjorgensen Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E. 200 S., SUITE 3DLEHI, UT 84043



Property Reference Information:

Tax Parcel No(s): **22-10-227-003**
Property Address(es) (if any):
4825 S WREN CIR #10, SALT LAKE CITY, UT 84117

WARRANTY DEED

SCOTT RASBAND ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

WREN VENTURES, LLC, a UTAH limited liability company ("Grantee"),

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

Parcel 1 22-10-227-003
4825 S WREN CIR #10, SALT LAKE CITY, UT 84117
SEE ATTACHED EXHIBIT A

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL49304C**

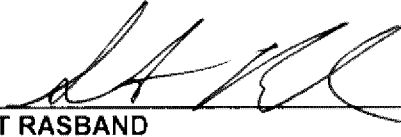
Tax Parcel No(s): **22-10-227-003**

Property Address(es) (if any):

4825 S WREN CIR #10, SALT LAKE CITY, UT 84117

-Signature Page to Warranty Deed-


Witness the hand of Grantor this 4 day of **APRIL, 2022**.



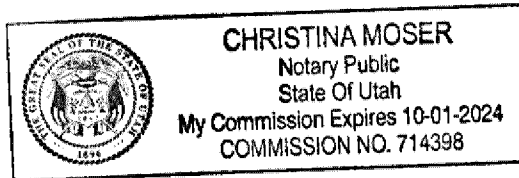
SCOTT RASBAND

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 4 day of **April, 2022**, personally appeared before me **SCOTT RASBAND**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC



Information for Reference Purposes:

File No.: **SL49304C**

Tax Parcel No(s): **22-10-227-003**

Property Address(es):

4825 SOUTH WREN CIRCLE, #10, SALT LAKE CITY, UT 84117

EXHIBIT "A"
Legal Description

UNIT NO. 10, BUILDING E, CONTAINED WITHIN THE WREN CIRCLE CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, UTAH, AS ENTRY NO. 3222777, IN BOOK 79-1, AT PAGE 015, AND IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS OF THE WREN CIRCLE CONDOMINIUM, RECORDED IN SALT LAKE COUNTY, UTAH, ON JANUARY 11, 1979, AS ENTRY NO. 3222778, IN BOOK 4799 AT PAGE 102.

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 NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID DECLARATION OF SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.