

13971108 B: 11348 P: 9620 Total Pages: 3
06/16/2022 12:11 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HIGHLAND TITLE
6622 S 1300 ESALT LAKE CITY, UT 84121

WHEN RECORDED RETURN TO:

Mail Tax Statement to:
Vincent Mazzone
Eliza Perkins
1411 South Utah Street
#17
Salt Lake City, UT 84104
File No.: **56481JB**

Parcel No.: 15-15-204-017

WARRANTY DEED
(Individual Form)

Kathryn Albury

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

Eliza Perkins, an unmarried woman, and Vincent Mazzone, an unmarried man, as joint tenants

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Salt Lake County, State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as 1411 South Utah Street, #17, Salt Lake City, UT 84104

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2022 and thereafter.

WITNESS, the hand of said grantor this 14th day of June, 2022.

Kathryn Albury
Kathryn Albury

State of. ILLINOIS
County of COOK

On this 15 day of June, 2022, before me, the undersigned Notary Public, personally appeared Kathryn Albury, personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

S S Shah
Notary Public
My commission expires: 07-16-2023

Kathryn Albury
"This is an original document"
Kathryn Albury

State of Illinois - County of Cook
This instrument was acknowledged before me on JUN-15-22 (Date)
By ALBURY KATHRYN SUE FARRINGTON

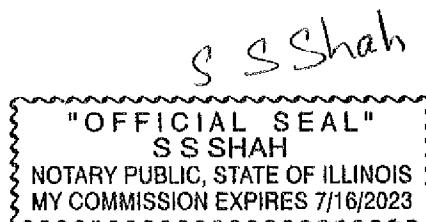


EXHIBIT "A"
LEGAL DESCRIPTION

Unit No. 17, contained within WASATCH COMMONS CONDOMINIUMS, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, as Entry No. 7107864, in Book 98-10p, at Page 272, and as further defined and described in the Declaration of Covenants, Conditions and Restrictions and Bylaws of said Condominium Project, recorded in the office of the Salt Lake County Recorder on October 2, 1998, in Book 8114, at Page 2377, as Entry No. 7107865, (as said Map and Declaration may be 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 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 of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

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