

Mail Recorded Deed and Tax Notice To:
FSC Development LLC, a Utah limited liability company, Garry W. Mickelsen, and Jared Mickelsen
9071 S 1300 W, Ste 210
West Jordan, UT 84088



File No.: 158976-CAP

WARRANTY DEED

Canyon Centre Capital, LLC, a Utah limited liability company

GRANTOR(S) of West Jordan, State of Utah, hereby Conveys and Warrants to

FSC Development LLC, a Utah limited liability company, as to an undivided 86.03% interest and Garry W. Mickelsen, as to an undivided 11.68% interest and Jared Mickelsen, as to an undivided 2.29% interest

GRANTEE(S) of West Jordan, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-25-181-014, 22-25-181-017 and 22-25-181-018 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

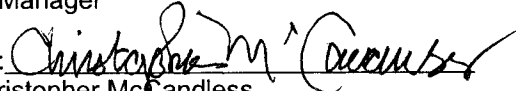
[Signature on following page]

13989374 B: 11358 P: 7336 Total Pages: 3
07/22/2022 02:57 PM By: pspencer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Dated this 22nd day of July, 2022.

Canyon Centre Capital, LLC,
a Utah limited liability company

BY CW Management Corporation,
a Utah corporation
Its Manager

BY: 
Christopher McCandless
President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of July, 2022, before me, personally appeared ^{Christopher}~~Chris~~ McCandless, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Canyon Centre Capital, LLC, a Utah limited liability company.



Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Units 2B, 2B-1 and 2B-3, contained within CANYON CENTRE CONDOMINIUMS AMENDED #1, Amending CANYON CENTRE CONDOMINIUMS, as the same is identified in the Record of Survey Map filed in the office of the Salt Lake County Recorder, Utah, on October 25, 2019 as Entry No. 13108148 in Book 2019P of Plats at Page 287 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, and Restrictions for CANYON CENTRE, recorded in said County on December 28, 2018 as Entry No. 12910498 in Book 10742 at Page 1095 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in the Common Areas which is appurtenant to said Unit as more particularly described in said Declaration and Map (as said Declaration and Map may have been amended or supplemented).

PARCEL 1A:

A perpetual non-exclusive easement over and across the Parking Structure for ingress, egress and regress of pedestrian and vehicular traffic to and from the Parking Stalls comprising Unit 2B-1 and 2B-3 (and also sometimes being referred to as Parking Levels 1 and 3) as more specifically defined in that certain Public Parking Easement Agreement recorded December 28, 2018 as Entry No. 12910366 in Book 10742 at Page 459, and re-recorded December 28, 2018 as Entry No. 12911181 in Book 10742 at Page 5464, and in the Declaration of Condominium for Canyon Centre Condominiums (amending Lot 2 of Canyon Centre), recorded December 28, 2018 as Entry No. 12910498 in Book 10742 at Page 1095, and in that certain Master Parking Agreement for Canyon Centre Condominiums Parking Structure, recorded December 28, 2018 as Entry No. 12911182, in Book 10742 at Page 5499 of official records.

PARCEL 1B:

A perpetual non-exclusive easement for vehicular and pedestrian access to and from the Parking Structure and Stalls, parking located on Lot 1, and for the installation of public utilities and drainage systems serving said Lot 2, as more particularly defined in that certain Declaration of Parking, Utility and Drainage Easement recorded December 28, 2018 as Entry No. 12911183 in Book 10742 at Page 5565 of official records.