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14058699 B: 11394 P: 2115 Total Pages: 2
01/03/2023 02:17 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COULTER TATEOKA, PC
11576 S STATE ST, STE 503 DRAPER, UT 84020

WHEN RECORDED MAIL TO:
Coulter Tateoka, P.C.
11576 S. State St., Ste. 503
Draper, Utah 84020



TAX STATEMENTS/NOTICES TO BE MAILED TO:
Xi Ruan, Trustee
8027 South 615 East, Unit #4
Sandy, Utah 84070

WARRANTY DEED

For ten dollars and other valuable consideration, **XI RUAN**, grantor, of Sandy, Utah, hereby conveys and warrants to **XI RUAN, Trustee, or her successors in trust, under the XI RUAN TRUST, dated December 30, 2022, and any amendments thereto**, grantee, the following described property located in Salt Lake County, State of Utah, at 8027 South 615 East, Unit #4, Sandy, Utah 84070, and is further described as follows:

Unit 4, COTTAGES ON 80TH, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah, on April 7, 2021 as Entry No. 13623405, in Book 2021P of Plats, at Page 83, and further defined and described in the Declaration of Covenants, Conditions and Restrictions recorded June 21, 2022, as Entry No. 13972333, in Book 11349, at Page 6318, of official records (as said Map and Declaration may heretofore be amended and/or supplemented). TOGETHER WITH a non-exclusive easement of use and enjoyment, and the undivided percentage of ownership, if any, in and to the projects common areas and facilities as defined and provided for in said Map and Declaration.

SUBJECT TO easements, restrictions, reservations, rights of way and encumbrances appearing of record or enforceable in law and equity.

Parcel No. 22-31-279-052-0000

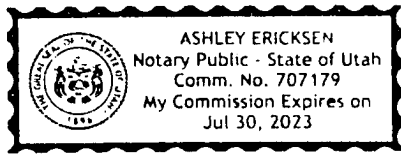
Executed this 30th day of December, 2022.

Xi Ruan

Xi Ruan
Grantor

State of Utah)
 :SS
County of Salt Lake)

On this 30th day of December, 2022, personally appeared before me XI RUAN, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged before me that she executed the same.



Ashley Erickson

Notary Public