

Mail Tax notice to:

Grantee

P.O. Box 371409

San Diego, CA 92137

MNT File No.: 94950

Tax ID No.: 30-06-430-012

COURTESY RECORDING

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14066744 B: 11398 P: 151 Total Pages: 2

01/27/2023 03:31 PM By: CSelman Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: METRO NATIONAL TITLE

345 EAST BROADWAYSALT LAKE CITY, UT 84111

### SPECIAL WARRANTY DEED

**Michael J. Timon, Trustee of the Michael Timon Family Trust, UTD 11-29-2007**

**GRANTOR** of 1311 Pacific Beach Drive San Diego, State of California, hereby  
**CONVEYS** and **WARRANTS** against any and all claiming by through or under him only to:

**Mark S. Panissidi, Trustee of the Mark Panissidi Family Trust UTD 11-11-2003**

**GRANTEE** of PO Box 371409, San Diego, State of CA,  
for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE  
**CONSIDERATION**, the following described tract of land in Salt Lake County, State of Utah:

#### Parcel 1:

Unit No. 16, contained within the Sugarplum Phase II Condominium, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 4039540, in Book 85-01 at Page 10, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Sugarplum Phase II Condominium, recorded in Salt Lake County, Utah, on January 16, 1985, as Entry No. 4039541, in Book 5622, at Page 2266, of the official records, and all amendments thereto.

**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 and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

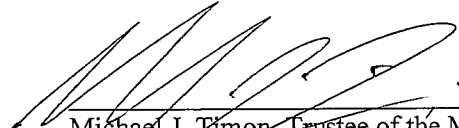
#### Parcel 1A:

A non-exclusive easement for the benefit of Parcel 1 for use and enjoyment in and to the Common Areas and Facilities of Sugarplum Amended, a Planned Unit Development, as created by and

subject to the terms, provisions, covenants, and conditions contained in the Master Declaration of Covenants, Conditions and Restrictions of Sugarplum, a Planned Unit Development recorded August 12, 1983, as Entry No. 3830328, in Book 5482, Page 1173, and subsequent amendments thereto, over and upon the common areas and facilities as the same are defined and provided for in the said Master Declaration of Covenants, Conditions and Restrictions of Sugarplum, a Planned Unit Development, and as further defined and described on the official Plat of Sugarplum Amended, a Planned Unit Development, recorded August 12, 1983, as Entry No. 3830327, in Book 83-3 of Plats, at Page 99, of Official Records, and subsequent amendments thereto.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**WITNESS**, the hand(s) of said grantor(s), this 19<sup>th</sup> day of January, 2023.

  
Trustee  
Michael J. Timon, Trustee of the Michael  
Timon Family Trust, UTD 11-29-2007

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Diego )

On 01-19-2023, before me, S. CROSS, a Notary Public, personally appeared Michael J. Timon who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 