Mail Tax Notices To: Nicholas B. Baguley 150 South 300 East #211 Salt Lake City, UT 84111 14104677 B: 11418 P: 6702 Total Pages: 2 05/12/2023 09:15 AM By: avice Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah **Return To: ADVANCED TITLE** 6707 S 1300 E STE 100SALT LAKE CITY, UT 841212718

WARRANTY DEED

CDANTODO

| Nicholas B. Baguley | GRANIURS |
|--|--|
| of Salt Lake County, State of Utah, hereby Conveys and Warrants to | |
| Nicholas B. Baguley and Brandon Baguley, as joint tenants | GRANTEES |
| for the sum of Ten and no/00and other good and valuable consideration the following described to State of Utah: | |
| See Attached Exhibit "A" | |
| Tax I.D.: 16-06-183-011 | |
| Subject to all covenants, conditions and restrictions, easements, and a WITNESS the hand of said Grantor, this// day of May, 2023. | right of ways of record. |
| Micholas B. Baguley With Ess the halld of said Grantor, this day of May, 2023. | ACCOMMODATION RECORDING ONLY. ADVANCED TITLE MAKES NO REPRESENTATION AS TO CONDITION OF TITLE, NOR DOES IT |
| STATE OFUTAH) :SS | ASSUME ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCY OR AFFECT OF DOCUMENT. |
| COUNTY OF SALT LAKE) | ATLCT OF DOCUMENT. |
| On the day of May, 2023, personally appeared before me, Nie within instrument, who duly acknowledged to me that she executed to | |
| | |

My Commission Expires:

10-12-23

Notary Public Residing in

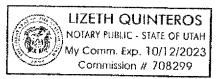


EXHIBIT "A"

UNIT NO. 211, CONTAINED WITHIN THE CLUB CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON FEBRUARY 05, 1998 IN SALT LAKE COUNTY, AS ENTRY NO. 6857094, IN BOOK 98-2P, AT PAGE 29 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON FEBRUARY 05, 1998 IN SALT LAKE COUNTY, AS ENTRY NO. 6857095 IN BOOK 7873 AT PAGE 1947 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Tax I.D.: 16-06-183-011