

Mail Tax notice to:
Grantee
87 West 300 North Unit 401
Salt Lake City, UT 84103

14129212 B: 11432 P: 143 Total Pages: 2
07/14/2023 01:53 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 EAST BROADWAYSALT LAKE CITY, UT 84111

File No.: 96841
Tax ID No.: 08-36-431-023

WARRANTY DEED

McKenzy Gene Schiffman and Jeffrey C. Schiffman, wife and husband

GRANTOR of Salt Lake City, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

Austin C. Hendrickson, a Single Man, as Sole Owner

GRANTEE of Salt Lake City, State of Utah 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:

Unit No. 401, contained within the CAPITOL HILL CONDOMINIUM, a Utah Condominium Project as identified in the Record of Survey Map as Entry No. 3310376, in Book 79-7, at Page 260 of Plats, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of the Villa Granada Condominiums, as Entry No. 3310377, in Book 4904, at Page 855 and by Amendment to Declaration of Covenants, Conditions and Restrictions and By-Laws, changing the official name of the Condominium to Capitol Hill Condominium filed for record November 5, 1980, as Entry No. 3499018, in Book 5174, at Page 634 (as said Declaration may have been amended and/or supplemented) in the Office of the recorder of Salt Lake County, Utah.

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.

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 hands of said grantors, 12th day of July, 2023.

Mckenzy Gene Schiffman
Mckenzy Gene Schiffman

Jeffrey C. Schiffman
Jeffrey C. Schiffman

State of UT, County of Salt Lake)ss:

On this date, July 12, 2023, personally appeared before me Mckenzy Gene Schiffman and Jeffrey C. Schiffman, the signers of the within instrument, who duly acknowledged to me that they executed the same.

[Handwritten Signature]

Notary Public

