



MAIL TAX NOTICE TO GRANTEE:  
Jason Thomas Hanser  
521 EAST FIFTH AVENUE #206  
SALT LAKE CITY, UTAH 84103  
File Number: 2376975PS

14134553 B: 11434 P: 9650 Total Pages: 2  
07/28/2023 03:34 PM By: ctafoya Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: OLD REPUBLIC TITLE (SUGARHOUSE)  
2121 SOUTH MCCLELLAND STREET, SALT LAKE, UT 84106

## WARRANTY DEED

**Owen Jensen**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

**Jason Thomas Hanser, A Single Man, As Sole Ownership**

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

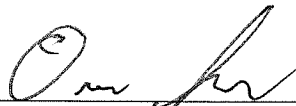
Unit 206, and Parking Unit P-11, contained within the THE NORTHRIDGE HEIGHTS CONDOMINIUMS, a Utah Condominium Project as identified in the Record of Survey Map recorded as Entry No. 3001048, in Book 77-9, at Page 296 of Plats, and as further defined and described in the Declaration of Condominium of the THE NORTHRIDGE HEIGHTS CONDOMINIUMS, recorded as Entry No. 3001049, in Book 4553, at Page 1114, in the office of the Recorder of Salt Lake County, Utah, and in any supplements/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.

TAX ID NUMBER FOR PROPERTY: 09-31-433-009 and 09-31-433-044

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

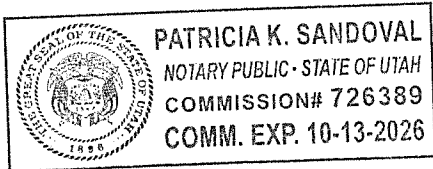
Effective as of this 25th day of July, 2023.


  
Owen Jensen

STATE OF: UTAH

COUNTY OF: SALT LAKE

The foregoing instrument was acknowledged before me this 25 day of July, 2023 by  
Owen Jensen



  
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Notary Public  
Commission Expires: 10/326