

13576

WHEN RECORDED MAIL TAX NOTICE TO:
Mitchell Heyn and Jordyn Heyn
612 EAST 3945 SOUTH
MILLCREEK, UT 84107

14138987 B: 11437 P: 4759 Total Pages: 3
08/09/2023 01:32 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ARTISAN TITLE
6330 S 3000 E STE 670 SALT LAKE CITY, UT 841213556

WARRANTY DEED

MARY H. MOSS, OR HER SUCCESSORS, AS TRUSTEE OF "THE MARY H, MOSS REVOCABLE TRUST" DATED FEBRUARY 14, 2022

Grantor,

of MILLCREEK , County of SALT LAKE , State of Utah
hereby CONVEY and WARRANTY to

Mitchell Heyn and Jordyn Heyn, Joint Tenants

Grantee,

of MILLCREEK , County of SALT LAKE , State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE County, State of UT, to-wit

See Attached Exhibit "A"

16-31-478-047

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

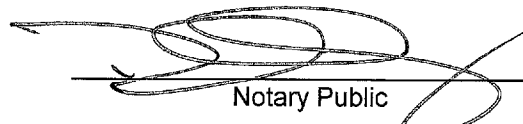
WITNESS the hand of said grantor, this 9th day of August, 2023

Mary H. Moss, or her Successors, as Trustee of "The Mary H, Moss Revocable Trust" dated February 14, 2022


By: Mary H. Moss, Trustee

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 9th day of August, 2023, personally appeared before me Mary H. Moss, or her Successors, as Trustee of "The Mary H, Moss Revocable Trust" dated February 14, 2022, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public

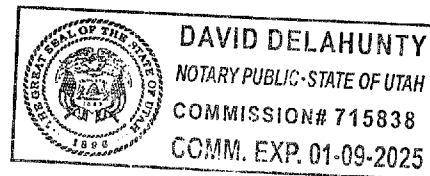


EXHIBIT "A"

Unit No. 110, in Building 26, contained within WAYLAND STATION AT OLD FARM, a Prowswood Open Space Community (Phase No. 3), a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 2917095 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Wayland Station at Old Farm recorded in Salt Lake County, Utah as Entry No. 2917096, in Book 4458, at Page 1138 (as said Declaration may have heretofore been amended and/or supplemented), of the Official Records.

Together with the right of way over and across those portions known as "Old Farm Road" and "Old Farm Lane", as shown and described on the Record of Survey Map and the Declaration of Condominium.

Together with an exclusive easement to use the "Limited Common Areas" which include the patio, balconies, storage rooms located adjacent to said Unit and specifically assigned parking areas, whenever shown on the Record of Survey Map and/or set forth in the Declaration of Condominium.

Together with a right and easement of use and enjoyment, in and to the Common Properties described, as provided for, and subject to the provision therein, in that certain Declaration of Covenants, Conditions and Restrictions concerning the Old Farm Community Phase "1", filed for record as Entry No. 2630430, in Book 3613, at Page 431 through 447 of Official Records, and in that certain Declaration of Covenants, Conditions and Restrictions concerning The Old Farm Community Phase No. 2, filed for record as Entry No. 2893199, in Book 4432, at Pages 1371 through 1397 of Official Records.