



After Recording Return To:  
Mail Tax Notices To:  
Anthony Marcel Bluth and Marie Boyer Bluth  
973 E Taliesen Cove #303  
Midvale, UT 84047

File Number: 23-17719-KMC  
Parcel ID: 22-29-181-024

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## Warranty Deed

Know All Men By These Presents that , **William Thomas Fehlberg and Bonnie Jeanne Fehlberg, Trustees, or their successors in interest, of The Bill and Bonnie Jeanne Fehlberg Living Trust dated June 10, 2015, and any amendments thereto**, (henceforth referred to as "Grantor") of **Midvale, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Anthony Marcel Bluth and Marie Boyer Bluth, As Joint Tenants**, (henceforth referred to as "Grantee") of **Midvale, UT**, with **WARRANTY COVENANTS:**

**Property 1:**

Unit 303, in Building 2, contained within the MONTROSE VILLAGE PHASE II, a Utah condominium project as identified in the Record of Survey Map recorded May 25, 2006 as Entry No. 9733832, in Book 2006, at Page 145 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 Covenants, Conditions, and Restrictions of MONTROSE VILLAGE PHASE I, recorded March 31, 2005, as Entry No. 9338263, in Book 9113, at Page 1515 and as amended and restated by that certain Amended, Restated and Supplemental Declaration of Covenants, Conditions, and Restrictions Establishing an Expandable Condominium Project for MONTROSE VILLAGE PHASE I and PHASE II, recorded May 25, 2006 as Entry No. 9733835 in Book 9298 at Page 8700 (said Declarations may have been amended and/or supplemented) in the Office of the Recorder of Salt Lake County, Utah.

Together with Parking Stalls G and H and Storage Unit 9 and any appurtenant undivided interest in and to the common areas and facilities more particularly described in said Declaration and any amendments and/or Supplements thereto.

WARRANTY DEED

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 Parcel #: 22-29-181-024

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

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In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 11  
day of Sept., 2023.

The Bill and Bonnie Jeanne Fehlberg Living Trust dated June 10, 2015

By: William T. Fehlberg  
William Thomas Fehlberg, Trustee

By: Bonnie J. Fehlberg  
Bonnie Jeanne Fehlberg, Trustee

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 11 day of Sept., 2023, before me JOHN LISH, a notary public, personally appeared William Thomas Fehlberg and Bonnie Jeanne Fehlberg, Trustees of The Bill and Bonnie Jeanne Fehlberg Living Trust dated June 10, 2015, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]  
Notary Public

