



14166887 B: 11452 P: 4580 Total Pages: 3
10/24/2023 02:54 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC
1792 BONANZA DR STE C100PARK CITY, UT 840607526

After Recording Return To:
Mail Tax Notices To:
Teagan John Beaves
5248 South Spring Gate Drive
Holladay, UT 84117

File Number: 23-18680-JWL
Parcel ID: 22-09-382-003

Warranty Deed

Know All Men By These Presents that I, **Barbara L. Clements**, (henceforth referred to as "Grantor") of **Holladay, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Teagan John Beaves, Brooke Anne Beaves, and Bryan Delynn Beaves, As Joint Tenants**, (henceforth referred to as "Grantee") of **5248 South Spring Gate Drive, Holladay, UT 84117**, with **WARRANTY COVENANTS**:

Property 1:

Unit No. 48, contained with the SPRING LANE CONDOMINIUM PROJECT PHASE IV, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 4042760 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium of the Spring Lane Condominium Project recorded in Salt Lake County, Utah, as Entry No. 3966232, in book 5572, Page 1826, First Supplement recorded in Book 5600, Page 2736, as Entry No. 4008186, and Second Supplement recorded in Book 5604, Page 1937, as Entry No. 4012906, and Third Supplement recorded in Book 5624, Page 2441, as Entry No. 4042761 (as said Declaration may have heretofore been amended or supplemented). Together with the undivided ownership interest in said 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) as more particularly described in said Declaration.

Tax Parcel #: 22-09-382-003

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

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WARRANTY DEED

File No.: 23-18680-JWL

In Witness Whereof, I, the said, **Grantor**, hereunto set by hands and seals this 23 day of October, 2023.

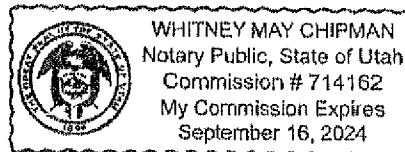
Barbara L. Clements by Alan J. Last, Attorney-in-Fact
Barbara L. Clements by Alan J. Last, Attorney-In-Fact

STATE OF UTAH *we*
COUNTY OF ~~SALT LAKE~~ Washington

On this 23rd day of October, 2023, before me Whitney May Chipman, a notary public, personally appeared Barbara L. Clements by Alan J. Last, Attorney-In-Fact, and 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

Whitney May Chipman
Notary Public



WARRANTY DEED

File No.: 23-18680-JWL

EXHIBIT "A"
Property Description

Order No.: 23-18680-JWL

Parcel Number: 22-09-382-003

Property Address: 5248 South Spring Gate Drive, Holladay, UT 84117

PROPERTY DESCRIPTION:

Property 1:

Unit No. 48, contained with the SPRING LANE CONDOMINIUM PROJECT PHASE IV, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 4042760 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium of the Spring Lane Condominium Project recorded in Salt Lake County, Utah, as Entry No. 3966232, in book 5572, Page 1826, First Supplement recorded in Book 5600, Page 2736, as Entry No. 4008186, and Second Supplement recorded in Book 5604, Page 1937, as Entry No. 4012906, and Third Supplement recorded in Book 5624, Page 2441, as Entry No. 4042761 (as said Declaration may have heretofore been amended or supplemented). Together with the undivided ownership interest in said 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) as more particularly described in said Declaration.

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