

14211714 B: 11475 P: 5883 Total Pages: 3
03/04/2024 01:52 PM By: vanguyen 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:
Rachel Snower
731 South 300 East # 205
Salt Lake City, UT 84111

File Number: 24-20173-MXG
Parcel ID: 16-07-213-018

Warranty Deed

Know All Men By These Presents that, **Joseph K. Harper**, (henceforth referred to as "Grantor"), for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Rachel Snower**, (henceforth referred to as "Grantee"), with **WARRANTY COVENANTS**:

Unit No. B5B, in Building B, CEDAR POINTE, a Condominium Project formerly known as TROLLEY VILLAGE CONDOMINIUM, according to the Supplemental Record of Survey Map of Phase I of Trolley Village Condominium, a portion of the project formerly Victoria House Square filed for record as Entry No. 3395022, in Book "80-1" of Plats at page 21, together with the appurtenant Carport and the appurtenant undivided ownership interest in the "Common Areas and Facilities" as set forth in the Amended Restated Declaration of Condominium of Trolley Village, Phase I, a Condominium Project filed for record as Entry No. 3395021, in Book 5038, at pages 638 through 689, of Official Records, and the Amended and restated Declaration of Condominium of Cedar Pointe (A condominium project formerly known as Trolley Village), recorded December 22, 1987, Entry No. 4566425, in Book 5990 at Pages 2538 through 2598 of Official Records, and Re-recorded June 14, 1991, Entry No. 5081899, in Book 6326 at Pages 917 through 979 of Official Records.

WARRANTY DEED

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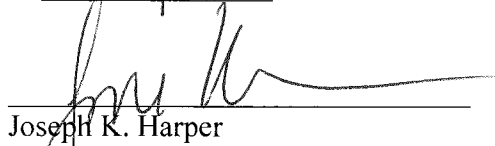
The above referred to Victoria House Square Condominium Project was created by the filing in the office of the County Recorder of Salt Lake County, Utah, of the following described instrument: (i) An instrument entitled "Enabling Declaration of Victoria House Square Condominium Project (Phase No. 1)," recorded November 29, 1971, Entry No. 2423531, in Book 3020 at Page 306-341, as amended by that certain amendment thereto, recorded October 10, 1973, Entry No. 2574803, in Book 3435 at Page 147; (ii) An instrument entitled "Record of Survey Map of Phase No. 1 of Victoria House Square Condominium Project," recorded November 29, 1971, as Entry No. 2423530, in Book KK, at page 34, as amended by that certain Amendment thereto, recorded October 10, 1973, as Entry No. 2574804; (iii) An instrument entitled "Enabling Declaration of Victoria House Square Condominium Project (Phase No. 2," recorded October 10, 1973, as Entry No. 2574805; (iv) An instrument entitled "Record of Survey Map of Phase No. 2 of Victoria House Square Condominium Project," recorded October 10, 1973, as Entry No. 2574806 and (v) An instrument entitled "Motion of Completion of Victoria House Square Condominium Project (Phase No. 2), recorded October 10, 1973, as Entry No. 2574807, of Official Records.

Tax Parcel #: 16-07-213-018

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 4th day of March, 2024.

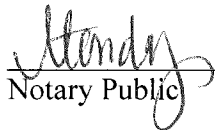


Joseph K. Harper

STATE OF UTAH
COUNTY OF WASHINGTON

On this 4th day of March, 2024, before me Alvina Hardy, a notary public, personally appeared Joseph K. Harper, 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



Notary Public

