

14225335 B: 11483 P: 497 Total Pages: 2
04/08/2024 10:46 AM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To MAX SERGEEV, TRUSTEE
2588 S 900 E APT 24 SALT LAKE CITY, UT 84106



WHEN RECORDED MAIL TO:

Max Sergeev, Trustee
Max Sergeev Revocable Trust
2588 South 900 East #24
Salt Lake City, Utah 84106

WARRANTY DEED

Max Sergeev, Grantor, hereby CONVEYS AND WARRANTS to Max Sergeev, as Trustee of the Max Sergeev Revocable Trust, dated April 8, 2024, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake City, Salt Lake County, State of Utah:

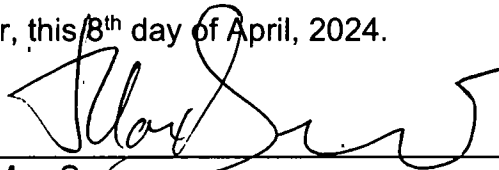
UNIT 24, in Building 6, contained within the PARKSIDE HEIGHTS CONDOMINIUMS/SUBDIVISION AMENDED, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah February 19, 1999 as Entry No. 7261932 in Book 99-2P at Page 45, and amended plat recorded May 20, 1999 as Entry No. 7359609 and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Parkside Heights Condominiums, recorded in Salt Lake County, Utah on February 19, 1999 as Entry No. 7261932 in Book 8251 at Page 141 the Amendment to Parkside Heights Condominiums and Declaration of Covenants, Conditions and Restrictions for Parkside Heights Condominiums, and in the Amended Declaration of Covenants, Conditions and Restrictions of Parkside Heights Condominiums/Subdivision and Adoption by Parkside Heights Condominiums/Subdivision Amended, recorded May 20, 1999 as Entry No. 7360820 in Book 8279 at Page 1866 of official records.

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; (c) the nonexclusive 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.

Parcel ID NO: 16-20-385-024-0000

Subject to County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

WITNESS the hand of said Grantor, this 8th day of April, 2024.



Max Sergeev
Grantor

STATE OF UTAH, COUNTY OF SALT LAKE, ss.

On the 8th day of April, 2024, personally appeared before me Max Sergeev, the signer of the foregoing Warranty Deed, who duly acknowledged to me that he executed the same.



Notary Public

My Commission Expires: 9/3/24

Commission # 720220 MS