

When recorded, mail to:
Angela E. Atkin, Esq.
Ray Quinney & Nebeker P.C.
P.O. Box 45385
Salt Lake City, UT 84145-0385

14250249 B: 11496 P: 8590 Total Pages: 2
06/07/2024 04:01 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: RAY QUINNEY & NEBEKER, P.C.
36 S STATE STREETSALT LAKE CITY, UT 84111

Mail tax notices to:
Frederick G. Apt, IV and Callie T. Apt, Trustees
1283 E. South Temple #402
Salt Lake City, Utah 84102

Parcel No.: 09-32-488-015-0000

Special Warranty Deed

1283 E South Temple LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants against all claims by, through or under Grantor, but not otherwise, to Frederick G. Apt, IV and Callie T. Apt, or their successors, as Trustees of the "Apt Family Trust," dated June 6, 2024, GRANTEES, having a mailing address of 1283 E. South Temple #402, Salt Lake City, Utah 84102, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

Unit No. 402, contained within the Mayflower Condominium, a Utah condominium project, as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder as Entry No. 2795770 in Book 76-3 at Page 57 of Plats, and as further defined and described in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Mayflower Condominium, a Utah condominium project, recorded in the office of the Salt Lake County Recorder on March 18, 1976 in Book 4139 at Page 41 as Entry No. 2795771 (as said Map and Declaration may be amended and/or supplemented).

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.

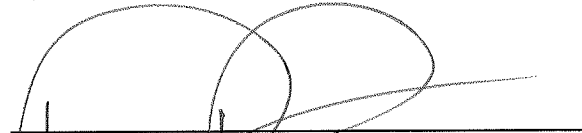
SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed this 6th day of June, 2024.

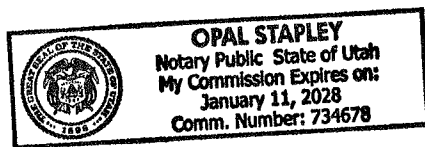
1283 E South Temple LLC

By: DC Housing LLC


By Frederick Apt IV
Its Managing Member

STATE OF UTAH)
 : §.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 6th day of June, 2024, by Frederick Apt IV, as Managing Member of DC Housing LLC, the initial sole member of 1283 E South Temple LLC, a Utah limited liability company.




NOTARY PUBLIC

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