

14283053 B: 11515 P: 3426 Total Pages: 3
08/30/2024 04:01 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E. 200 S., SUITE 3DLEHI, UT 84043

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE AT:
4840 SOUTH HIGHLAND CIRCLE, #603
HOLLADAY, UT 84117

Transaction Reference Information:

File Number: **SL58510M**

Tax Parcel No(s): **22-09-210-063**

Property Address(es) (if any):

4840 SOUTH HIGHLAND CIRCLE, #603, HOLLADAY, UT 84117

WARRANTY DEED

JESSICA M. WILSON ("*Grantor*"),

in exchange for good and valuable consideration, hereby conveys and warrants to

KEMERY SISAM, AS SOLE OWNER ("*Grantee*")

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "*Property*"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2024** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

4840 SOUTH HIGHLAND CIRCLE, #603, HOLLADAY, UT 84117

Witness the hand of Grantor this 30 day of **AUGUST**, 2024.

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Legal Description
File No. **SL58510M**

Information for Reference Purposes Only:

Parcel Number(s): **22-09-210-063**

Property Address(es):

4840 SOUTH HIGHLAND CIRCLE, #603, HOLLADAY, UT 84117

EXHIBIT "A"

The real property referred to herein is situated in **SALT LAKE** County, Utah, and is described as follows:

UNIT 603, IN BUILDING 6, CONTAINED WITHIN CHATEAU FORET CONDOMINIUMS, AS THE SAME IS IDENTIFIED ON THE OFFICIAL PLAT OF SAID CONDOMINIUM PROJECT, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH, ON SEPTEMBER 29, 1995, AS ENTRY NO. 6179878, IN BOOK 95-9P OF PLATS, AT PAGE 248, AND FURTHER DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 2, 1995, AS ENTRY NO. 6180205, IN BOOK 7240, AT PAGE 795, OF OFFICIAL RECORDS (AS SAID MAP AND DECLARATION MAY HERETOFORE 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 DECLARATION OF SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.