

Mail Recorded Deed & Tax Notice To:
Matthew Roderick and Abigail H. Garriott
2118 E 3300 S
Salt Lake City, UT 84109

14325486 B: 11539 P: 2235 Total Pages: 3
12/16/2024 03:25 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 167818-TOF

WARRANTY DEED

Matthew Roderick and Abigail H. Garriott, husband and wife as joint tenants,

GRANTOR(S), of Salt Lake City, State of Utah, hereby conveys and warrants to

Matthew Roderick and Abigail H. Garriott, husband and wife as joint tenants,

GRANTEE(S), of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

See Exhibit A attached hereto and made part hereof

TAX ID NO 16-27-353-008 and 16-27-353-019 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

THIS DEED IS GIVEN TO CONSOLIDATE TAX PARCEL NUMBERS

[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

Dated this December 11th, 2024

Matthew Roderick
Matthew Roderick

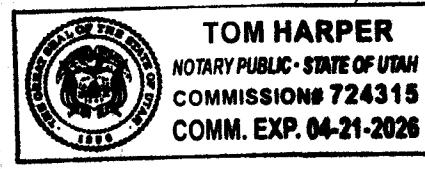
Abigail H. Garrick
Abigail H. Garrick

STATE OF UTAH

COUNTY OF SALT LAKE

On this December 11, 2024, before me, personally appeared Matthew Roderick,
proved on the basis of satisfactory evidence to be the person whose name is subscribed to this
document, and acknowledged before me that he/she/they executed the same.

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this December 11, 2024, before me, personally appeared Abigail Garrick,
proved on the basis of satisfactory evidence to be the person whose name is subscribed to this
document, and acknowledged before me that he/she/they executed the same.

Notary Public

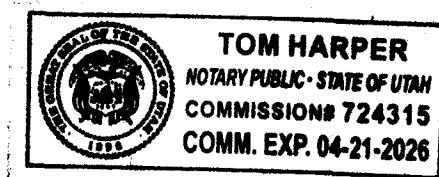


EXHIBIT A

Unit 2145, In Building F, and Car Stall Unit No. P56A, contained within GEORGETOWN SQUARE CONDOMINIUM PROJECT, PHASE NO. 2, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah.

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 of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.