

14350996 B: 11552 P: 5627 Total Pages: 2
02/25/2025 01:46 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SOUTH JORDAN 2
4786 WEST DAYBREAK RIM WAY, SUSOUTH JORDAN, UT 84009

Recording Requested by:
First American Title Insurance Company
4786 W Daybreak Rim Way, Ste 100
South Jordan, UT 84009
(801)559-2188

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Robert James and Stephanie James
248 East 13800 South, #30
Draper, UT 84020

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **4386-6326110 (BR)**
A.P.N.: **34-06-328-013-0000**

Melvin C. Sweeney and Sara Ann Briggs, Grantor, of **Draper, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

Robert James and Stephanie James, Husband and Wife as Joint Tenants, Grantee, of **Draper, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

UNIT 30, IN BUILDING 1, CONTAINED WITHIN THE ROCKWELL SQUARE CONDOMINIUMS AMENDED, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON OCTOBER 01, 2008 IN SALT LAKE COUNTY, AS ENTRY NO. 10532621, IN BOOK 2008, AT PAGE 255 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED JULY 02, 2008 IN SALT LAKE COUNTY, AS ENTRY NO. 10470405 IN BOOK 9623 AT PAGE 8416 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this 2/24/25.

Melvin C. Sweeney
Melvin C. Sweeney

Sara Ann Briggs
Sara Ann Briggs

STATE OF Utah)
County of Salt Lake) ss.

On February 24, 2025, before me, the undersigned Notary Public, personally appeared **Melvin C. Sweeney and Sara Ann Briggs**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 2/27/28

Brittany Roberts
Notary Public

