

Mail Tax notice to:
Grantee
4486 South 2300 East
Holladay, UT 84124

14355198 B: 11555 P: 62 Total Pages: 2
03/07/2025 11:19 AM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 E BROADWAY SALT LAKE CITY, UT 841112604

File No.: 102687
Tax ID No.: 22-03-327-028

WARRANTY DEED

Hardway Endeavors, LLC

GRANTOR of Heber City, State of Utah, hereby CONVEYS and WARRANTS TO:

Mahdi Takalloo and Ava Niazi, Husband and Wife as Joint Tenants

GRANTEE of Holladay, State of Utah for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

Unit No. 5, contained within the STEGNER PLACE, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 9924715, in Plat Book 2006P, at Page 353, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the STEGNER PLACE, a Utah Condominium Projec, recorded in Salt Lake County, Utah, on November 30, 2006, as Entry No. 9924716, in Book 9388, at Page 93, of the official records, and all amendments thereto.

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.

WITNESS, the hand(s) of said grantor(s), 6 day of March, 2025.

Hardway Endeavors, LLC

Sean M. Cain, Manager

State of Utah County of Summit)ss:

On this date, March 6, 2025, personally appeared before me Sean M. Cain who being by me duly sworn did say that he/she is a Manager of Hardway Endeavors, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Sean M. Cain acknowledged to me that said limited liability company executed same.


Notary Public

