

14370000 B: 11563 P: 1621 Total Pages: 2
04/11/2025 01:40 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CLEAR TITLE INSURANCE AGENCY OF UTAH LLC
9089 S 1300 W STE 120WEST JORDAN, UT 840886722

Prepared By:
Clear Title Insurance Agency
9089 South 1300 West #120
West Jordan, UT 84088

When Recorded, Mail Deed and Tax Notice To:
Ruff Investments, LLC, a Utah Limited Liability
Company
2220 E Murray Holladay Road, Apt. 49
Salt Lake City, UT 84117

#250002

WARRANTY DEED

Shawnee Ingoldsby, of Salt Lake City, Salt Lake County, Utah, GRANTOR(S),

Hereby CONVEY(S) and WARRANT(S) to

Ruff Investments, LLC, a Utah Limited Liability Company, of Salt Lake City, Salt Lake County, Utah,
GRANTEE(S),

for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt
and sufficiency of which is hereby acknowledged, the following described tracts of land in SALT LAKE
County, State of Utah, to-wit:

Unit No. 49, in Building 8, together with the exclusive right to use Carport No. 40, contained within the
AIX LA CHAPELLE CONDOMINIUM, a Utah condominium project as the same is identified in the
record of Survey Map recorded on July 06, 1979 in Salt Lake County, as Entry No. 3304961, in Book
79, at Page 243 of plats (as said record of Survey Map May have heretofore been amended or
supplemented) and in the declaration recorded on July 06, 1979 in Salt Lake County, as Entry No.
3304961 in Book 4896 at Page 437 (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.

Tax Parcel No.: 22-10-129-084-0000

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity
and general property taxes for the year 2025 and thereafter.

WITNESS the hand(s) of said Grantor(s), this 7th day of April, 2025.

Shawnee Ingoldsby
Shawnee Ingoldsby

STATE OF UTAH

COUNTY OF SALT LAKE

On April 7, 2025 before me, Crystal Keele, Notary Public, personally appeared Shawnee Ingoldsby, who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature CK _____ (Seal)

