

14394149 B: 11576 P: 9174 Total Pages: 10
06/06/2025 11:43 AM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (SUGARHOUSE)
2121 SOUTH MCCLELLAND STREET, SALT LAKE, UT 84106

MAIL TAX NOTICE TO GRANTEE:
Solstice Homes, LLC, a Utah limited liability company
84 Manila Drive
Draper, UT 84020
File Number: 2484581HM

SPECIAL WARRANTY DEED

**Garry W. Mickelsen, Chris McCandless, Wayne Neiderhauser,
Kevin Gates, Mike Williamson, C. W. Management Corporation and,**

**Garry W. Mickelsen, as Personal Representative of the Estate of Jared Mickelsen,
deceased,**

GRANTOR

WHEREAS, Garry W. Mickelsen is the qualified personal representative of said Estate, filed as Probate No. 243900939 in the Third Judicial District Court, Salt Lake County, State of Utah Probate Division, and

THEREFORE, for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS AGAINST THE ACTS OF GRANTOR ONLY to

Solstice Homes, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of UT, to-wit

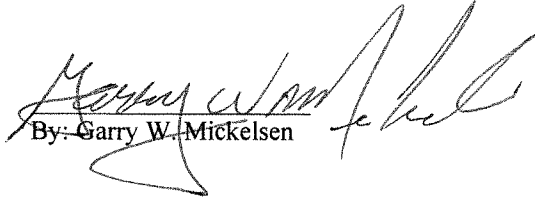
See Exhibit A

TAX ID NUMBER FOR PROPERTY: 22-25-181-014 and 22-25-181-018

THIS CONVEYANCE is made and is subject to the following restrictive covenant, so long as a hotel is constructed on the neighboring unit, that is open for occupancy, no hotel shall be constructed on the Property, and no portion of the Property may be utilized for any form of short-term rental for residential or guest occupancy other than a maximum of ten (10) residential units that may be constructed on the Property and rented for terms of no less than one (1) year in duration. The foregoing Use Restriction shall be binding upon all persons now having or hereafter acquiring any right, title or interest in the Property and shall run with the land.

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

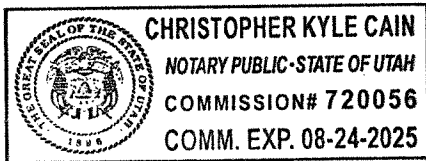
Effective as of this 6 day of June, 2025.


By: Garry W. Mickelsen

STATE OF: UTAH

COUNTY OF: SALT LAKE

The foregoing instrument was acknowledged before me this 6 day of June, 2025 by Garry W. Mickelsen who executed the same.




Notary Public

Commission Expires: 8/24/25

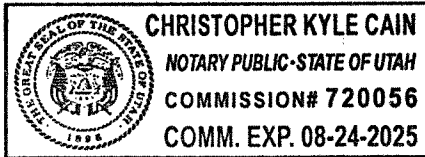
Effective as of this 6 day of June, 2025.

Chris McCandless
By: Chris McCandless

STATE OF: UTAH

COUNTY OF: SALT LAKE

The foregoing instrument was acknowledged before me this 6 day of June, 2025 by **Chris McCandless** who executed the same.



[Signature]
Notary Public

Commission Expires: 8/24/25

Effective as of this 5 day of June, 2025.


By: **Wayne Neiderhauser**,

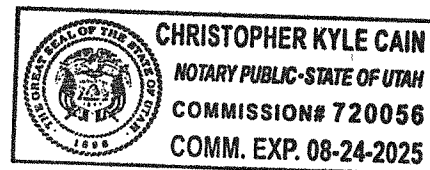
STATE OF: UTAH

COUNTY OF: SALT LAKE


The foregoing instrument was acknowledged before me this 5 day of June, 2025 by **Wayne Neiderhauser**, who executed the same.

Notary Public

Commission Expires: 8/24/25



Effective as of this ____ day of _____, 2025.


By: Kevin Gates

STATE OF: UTAH

COUNTY OF: SALT LAKE

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by Kevin Gates, who executed the same.

Notary Public
Commission Expires:

SEE ATTACHED ACKNOWLEDGMENT

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

On 06-02-2025

Date

before me,

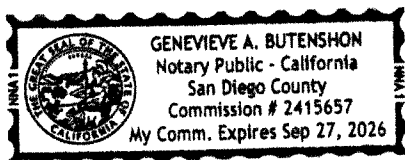
GENEVIEVE A. BUTENSHON, NOTARY PUBLIC
Here Insert Name and Title of the Officer

personally appeared

KERIN GATES

Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Genevieve A. Butenshon

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

SPECIAL WARRANTY DEED

Document Date:

6/2/25

Number of Pages:

6

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer is Representing:

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer is Representing:

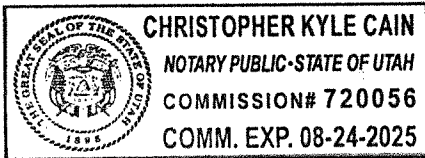
Effective as of this 6 day of June, 2025.

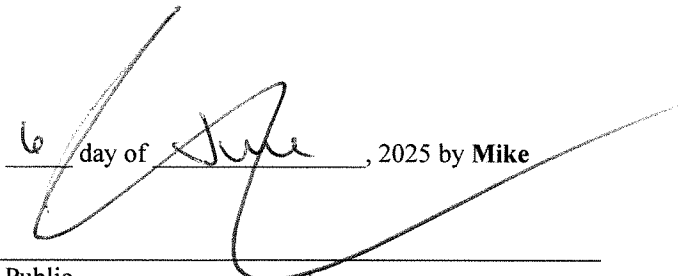

By: Mike Williamson

STATE OF: UTAH

COUNTY OF: SALT LAKE

The foregoing instrument was acknowledged before me this 6 day of June, 2025 by **Mike Williamson**, who executed the same.

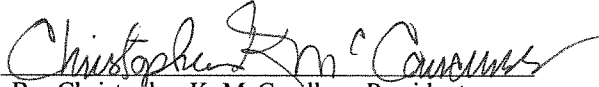



Notary Public

Commission Expires: 8/24/25

Effective as of this 6 day of June, 2025.

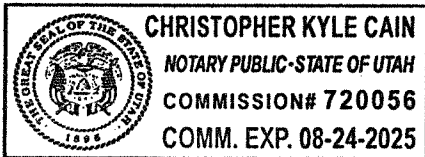
C.W. Management Corporation


By: Christopher K. McCandless, President

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this 6 day of June 2025, personally before me appeared Christopher K. McCandless, who proven on the basis of satisfactory evidence is the President of C.W. Management Corporation, a Utah corporation, , and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.




Notary Public

Commission Expires: 8/24/25

Effective as of this 16 day of June, 2025.

The Estate of Jared Mickelsen, deceased

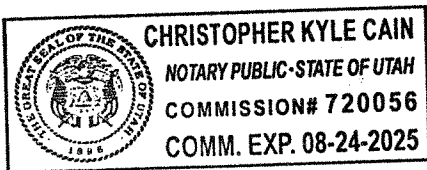
By: Garry W. Mickelsen

Its: Personal Representative

STATE OF: UTAH

COUNTY OF: SALT LAKE

The foregoing instrument was acknowledged before me this 16 day of June, 2025 by Garry W. Mickelsen, Personal Representative of the Estate of Jared Mickelsen, deceased, as the qualified personal representative of said Estate, filed as Probate No. 243900939 in the Third Judicial District Court, Salt Lake County, State of Utah Probate Division, and who executed the same with full authority under the Letters of Administration ordered by said Court.



[Signature]
Notary Public

Commission Expires: 8/24/25

EXHIBIT A

PARCEL 1:

Units 2B and 2B-3, contained within CANYON CENTRE CONDOMINIUMS AMENDED #1, Amending CANYON CENTRE CONDOMINIUMS, as the same is identified in the Record of Survey Map filed in the office of the Salt Lake County Recorder, Utah, on October 25, 2019, as Entry No. 13108148 in Book 2019P of Plats at Page 287 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, and Restrictions for CANYON CENTRE, recorded in said County on December 28, 2018, as Entry No. 12910498 in Book 10742 at Page 1095 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in the Common Areas which is appurtenant to said Unit as more particularly described in said Declaration and Map (as said Declaration and Map may have been amended or supplemented).

PARCEL 1A:

A perpetual non-exclusive easement over and across the Parking Structure for ingress, egress and regress of pedestrian and vehicular traffic to and from the Parking Stalls comprising Unit 2B-1 and 2B-3 (and also sometimes being referred to as Parking Levels 1 and 3) as more specifically defined in that certain Public Parking Easement Agreement recorded December 28, 2018, as Entry No. 12910366 in Book 10742 at Page 459, and re-recorded December 28, 2018, as Entry No. 12911181 in Book 10742 at Page 5464, and in the Declaration of Condominium for Canyon Centre Condominiums (amending Lot 2 of Canyon Centre), recorded December 28, 2018, as Entry No. 12910498 in Book 10742 at Page 1095, and in that certain Master Parking Agreement for Canyon Centre Condominiums Parking Structure, recorded December 28, 2018, as Entry No. 12911182, in Book 10742 at Page 5499, of the Official records.

PARCEL 1B:

A perpetual non-exclusive easement for vehicular and pedestrian access to and from the Parking Structure and Stalls, parking located on Lot 1, and for the installation of public utilities and drainage systems serving said Lot 2, as more particularly defined in that certain Declaration of Parking, Utility and Drainage Easement recorded December 28, 2018, as Entry No. 12911183 in Book 10742 at Page 5565, of the Official records.

PARCEL 1C:

A Parking easement for 17 parking stalls on the common area located within CANYON CENTRE CONDOMINIUMS AMENDED #1, Amending CANYON CENTRE CONDOMINIUMS, as the same is identified in the Record of Survey Map filed in the office of the Salt Lake County Recorder, Utah, on October 25, 2019, as Entry No. 13108148 in Book 2019P of Plats at Page 287, of the Official Records.

PARCEL 1D:

A Parking easement for 25 parking stalls on Unit 2B-1 within CANYON CENTRE CONDOMINIUMS AMENDED #1, Amending CANYON CENTRE CONDOMINIUMS, as the same is identified in the Record of Survey Map filed in the office of the Salt Lake County Recorder, Utah, on October 25, 2019, as Entry No. 13108148 in Book 2019P of Plats at Page 287, of the Official Records.

For Informational Purposes: TAX ID NO. 22-25-181-014 and 22-25-181-018