

After Recording, Return To:

14401859 B: 11581 P: 2686 Total Pages: 3
06/25/2025 02:33 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E 200 S STE 3DLEHI, UT 840431490



MAIL TAX NOTICES TO GRANTEES AT:
1111 E HATCH ROW, SARATOGA SPRINGS, UT 84045

Transaction Reference Information:

File Number: **SL62256M**

Tax Parcel No(s).: **16-20-479-005**

Property Address(es) (if any):

1190 E 2700 S, Unit A4, SALT LAKE CITY, UT 84106

WARRANTY DEED

ALICE H. DUNN ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

BRIELLE SUMMERS and ANDREW JOSEPH SUMMERS ("Grantees")

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor in favor of Grantees as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2025** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL62256M**

Tax Parcel No(s).: **16-20-479-005**

Property Address(es) (if any):

1190 E 2700 S, Unit A4, SALT LAKE CITY, UT 84106

-Signature Page to Warranty Deed-

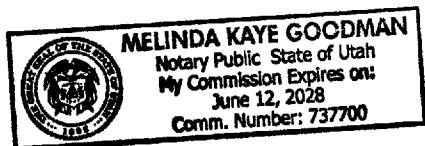
Witness the hand of Grantor this 25 day of JUNE, 2025.

Alice H. Dunn
ALICE H. DUNN

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 25 day of June, 2025, personally appeared before me ALICE H. DUNN, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.

Melinda Kaye Goodman
NOTARY PUBLIC





Legal Description
File No. **SL62256M**

Information for Reference Purposes Only:

Parcel Number(s): **16-20-479-005**

Property Address(es):

1190 E 2700 S, Unit A4, SALT LAKE CITY, UT 84106

EXHIBIT "A"

The real property referred to herein is situated in **SALT LAKE** County, Utah, and is described as follows:

UNIT 4, IN BUILDING A, CONTAINED WITHIN THE COLONIAL PINES CONDOMINIUM (FORMERLY KNOWN AS GRAYSTONE PINES CONDOMINIUM APARTMENTS), A UTAH CONDOMINIUM PROJECT AS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED JUNE 14, 1972 AS ENTRY NO. 243134 IN BOOK LL AT PAGE 70 OF PLATS (AS SAID RECORD OF SURVEY MAP MAY HAVE BEEN AMENDED AND/OR SUPPLEMENTED) AND AS FURTHER DEFINED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF THE COLONIAL PINES CONDOMINIUM RECORDED JUNE 14, 1972 AS ENTRY NO. 2463135 IN BOOK 3087, AT PAGE 156 (AS SAID DECLARATION MAY HAVE BEEN AMENDED AND/OR SUPPLEMENTED) IN THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY, UTAH, TOGETHER WITH THE APPURTEnant INTEREST IN AND TO THE COMMON AREAS, LIMITED COMMON AREAS, AND FACILITIES MORE PARTICULARLY DESCRIBED IN SAID RECORD OF SURVEY MAP, DECLARATION AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.