WHEN RECORDED MAIL TO AND MAIL TAX NOTICE TO: Spencer Jarvis and Jessica Jarvis 151 South 1050 West, Unit #56 Provo, UT 84601

ENT 22201:2021 PG 1 of 2 Andrea Allen **Utah County Recorder** 2021 Feb 04 03:53 PM FEE 40.00 BY SW RECORDED FOR US Title Insurance Agency ELECTRONICALLY RECORDED

# WARRANTY DEED

File No.: 034893

APN:

39-104-0056

#### Giovanni Dati

Grantor(s), of Provo, Utah County, State of Utah, hereby convey(s) and warrant(s) to

### Spencer Jarvis and Jessica Jarvis, husband and wife as joint tenants

Grantee(s), of Provo, Utah County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Utah County, Utah, to wit:

## See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 3rd day of February, 2021.

mas attorney in fact. Giovanni Dati by Ana Carolina Peterson

as attorney in fact

STATE OF UTAH

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COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me the 3rd day of February, 2021 by Giovanni Dati by Ana Carolina Peterson as attorney in fact

votaryPublik StateofUteIn Comm #7 November 26 2022

### **EXHIBIT "A"**

Unit 56, Phase V, FRANKLIN PARK CONDOMINIUMS, Provo, Utah, as the same is identified in the Record of Survey map therefore recorded in Utah County, Utah, as Entry No. 33759:1997 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium of Franklin Park Condominiums recorded in Utah County, Utah, as Entry No. 24694, in Book 3923, at Page 624 (as said Declaration may have heretofore been amended or supplemented).

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.

Situated in Utah County, State of Utah