



W3029507

WHEN RECORDED RETURN TO:

Name: GRANTEE
Address: 1464 South 1650 East
Ogden, UT 84404

E# 3029507 PG 1 OF 2
Leann H. Kiltz, WEBER COUNTY RECORDER
21-Jan-20 0108 PM FEE \$40.00 DEP DA
REC FOR: TITLE GUARANTEE - LAYTON
ELECTRONICALLY RECORDED

WARRANTY DEED

Kristyne Sandstrom and Robert Paul Sandstrom, joint tenants

GRANTOR

of Weber County and State of UTAH, hereby CONVEY(S) AND WARRANTS to:

Joni Bird, an unmarried woman

GRANTEE

of **WEBER**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **WEBER** County and State of **UTAH** described as follows:

Unit 10A, Building 10, Phase 2, contained within the Canyon Terrace Condominium, a Utah Condominium Project as the same is identified in the record of survey map recorded in Weber County, as Entry No. 942965, in Book 27 of Plats, at Page 29 (as said record of survey map may have heretofore been amended or supplemented) and in the Declaration recorded on October 5, 1984 in Weber County, as Entry No. 920540 in Book 1455 at Page 604 (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.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Tax Serial No. 13-188-0011

also known by street and number of: 1464 South 1650 East, Ogden, UT 84404

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 17th day of January, 2020.

TG File No. 18055-AR

Kristyne Sandstrom

Kristyne Sandstrom

Robert Sandstrom

Robert Sandstrom

**STATE OF UTAH
COUNTY OF WEBER**

On this 17th day of January, 2020, before me Ashlee Reeder, a notary public, personally appeared Kristyne Sandstrom and Robert Sandstrom, proved on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

Ashlee Reeder

Notary Public

