



\*W3217640\*

**Vanguard Title Insurance Agency, LLC**  
**Mail Tax Notices to Grantee and**  
**WHEN RECORDED RETURN TO:**  
**Brett Ostler**  
**1305 Monroe Blvd, APT 18**  
**Ogden, UT 84404**  
**File No.: 73321-BA**

E# 3217640 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
14-Feb-22 0105 PM FEE \$40.00 DEP TH  
REC FOR: VANGUARD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

GRANTOR(S): **Julia Munoz**  
hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Brett Ostler, a single man, sole owner**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Weber County, State of UTAH:**

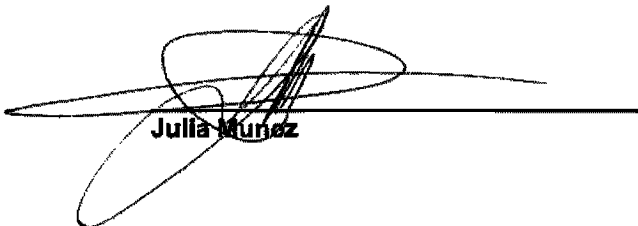
**Unit No. 18, Building 5, contained within CANYON PLACE CONDOMINIUM - PHASE 3, a Condominium Project, as shown in the Record of Survey Map recorded as Entry No. 1534185, in the official records of the Weber County Recorder, State of Utah (as said Plat may have heretofore been amended and or supplemented) and in the Declaration of Condominium of Canyon Place Condominium, recorded as Entry No. 1489657, in the official records of the Weber County Recorder, State of Utah (as said Declaration may have heretofore been amended and 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 relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) The nonexclusive 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 of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.**

Tax Parcel No.: 13-214-0006

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 07 day of FEB, 2022.

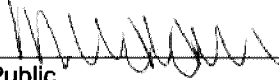
  
**Julia Munoz**

State of Utah            }  
                                  }ss.

County of Weber        }

On this 07 day of 02/22, personally appeared before me Julia Munoz, the  
signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

