



W3238874

MAIL TAX NOTICES TO GRANTEE AT:
173 West 100 North, Providence UT 84332

E# 3238874 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
31-May-22 0430 PM FEE \$40.00 DEP SLV
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED



File No. SL42643S

Property Reference Information:

Tax Parcel No(s): **13-163-0004**

Property Address(es) (if any):

1979 SOUTH 1300 EAST, OGDEN, UT 84401

WARRANTY DEED

Scott Bohn ("Grantor"),

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

Brick Real Estate, LLC, a Utah limited liability company ("Grantee"),

in fee simple the following described real property located in **WEBER** 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 Grantee 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 **2022** and thereafter.

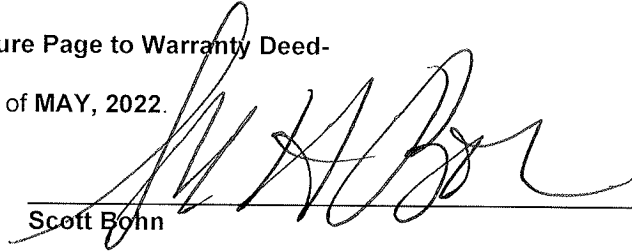
[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL42643S**
Tax Parcel No(s): **13-163-0004**
Property Address(es) (if any):
1979 SOUTH 1300 EAST, OGDEN, UT 84401

-Signature Page to Warranty Deed-

Witness the hand of Grantor this 31 day of **MAY**, 2022.



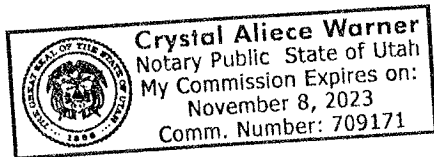
Scott Bohn

STATE OF UTAH)
COUNTY OF Wesley) ss.

On this 31 day of **May**, 2022, personally appeared before me **Scott Bohn**, 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.



NOTARY PUBLIC



Information for Reference Purposes:

File No.: **SL42643S**

Tax Parcel No(s): **13-163-0004**

Property Address(es):

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EXHIBIT "A"
Legal Description

ALL OF UNIT 29, BUILDING H, EASTGROVE CONDOMINIUM PHASE 2, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN WEBER COUNTY, UTAH.

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 OF SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.