

Recording Requested by:  
First American Title Insurance Company  
215 South State Street, Suite 280  
Salt Lake City, UT 84111  
(801)578-8888

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Eckersley, LLC  
\_1475 South Tate Court\_\_\_\_\_  
\_Midway, Utah 84049\_\_\_\_\_

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **023-5918139 (CP)**  
A.P.N.: **00-0020-9172 Serial No. 0ZR-6A125-0-027-034**

**John R. Nellist and Karen T. Nellist, Trustees of The John and Karen Nellist Trust, Dated the 7th Day of September 2007**, Grantor, of **Salt Lake City**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under It to

**Eckersley, LLC, an Ohio limited liability company**, Grantee, of **Midway**, **Wasatch** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Wasatch** County, State of **Utah**:

**UNIT 125, OF HOTEL DER BAER AT ZERMATT RESORT, PLAT "F" (AMENDED), A UTAH CONDOMINIUM PROJECT, MIDWAY CITY, WASATCH COUNTY, ACCORDING TO THE RECORD OF SURVEY MAP FILED FOR RECORD JUNE 17, 2010, ENTRY NO. 360151 IN BOOK 1016 AT PAGES NOS. 535-644 (AND FORMERLY IDENTIFIED AS SUITE NO. 025, OF ZERMATT RESORT, BARREN SUITE, PLAT F, A UTAH CONDOMINIUM PROJECT, MIDWAY CITY, WASATCH COUNTY, ACCORDING TO THE RECORD OF SURVEY MAP FILED FOR RECORD DECEMBER 03, 2002, ENTRY NO. 251358 IN BOOK 591 AT PAGE 188), TOGETHER WITH AN APPURTENANT UNDIVIDED OWNERSHIP INTEREST IN THE COMMON AREAS AND FACILITIES, ALL OF WHICH IS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BARREN SUITES AT ZERMATT RESORT, RECORDED AS ENTRY NO. 273229 IN BOOK 703 AT PAGE 406 AND RE-RECORDED WITH AFFIDAVIT JULY 16, 2004 AS ENTRY NO. 273283 IN BOOK 703 AT PAGE 691, AMENDED DECLARATION RECORDED OCTOBER 20, 2005 AS ENTRY NO. 290749 IN BOOK 797 AT PAGE 65 AND AMENDMENT DECLARATION RECORDED JANUARY 31, 2006 AS ENTRY NO. 295973 IN BOOK 825 AT PAGE 773 OF OFFICIAL RECORDS.**

**TOGETHER WITH AN EXCLUSIVE EASEMENT TO USE THE "LIMITED COMMON AREAS," ALL AS SET FORTH IN THE RECORD OF SURVEY MAP AND/OR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS PURSUANT TO THE HOTEL DER BAER AT ZERMATT RESORT PLAT "F" (AMENDED), RECORDED WITH THE WASATCH COUNTY RECORDER'S OFFICE ON JUNE 17, 2010, AS ENTRY 360151, IN BOOK 1016 AT PAGE NOS. 535-644.**

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**No. 0ZR-6A125-0-027-034**

Special Warranty Deed - continued

File No.: **023-5918139 (CP)**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2018** and thereafter.

Witness, the hand(s) of said Grantor(s), this June 17, 2018.

The John and Karen Nellist Trust, Dated the 7th  
Day of September 2007

John R Nellist  
John R. Nellist, Trustee

Karen T Nellist  
Karen T. Nellist, Trustee

STATE OF Utah  
County of Salt Lake )<sup>ss.</sup>

On June 17, 2018, before me, the undersigned Notary Public, personally appeared **John R. Nellist and Karen T. Nellist, Trustees of The John and Karen Nellist Trust**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 6/12/20

Carol Pauli  
Notary Public

