

WHEN RECORDED, MAIL TO:

MAIL TAX NOTICES TO:

Max Investments LLC

Attn: Max Swenson

9500 Nordic St.

Anchorage, Alaska 99507

Ent 477961 Bk 1293 Pg 37 - 39
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2020 May 12 12:30PM Fee: \$40.00 TC
For: Kirton & McConkie
ELECTRONICALLY RECORDED

APN: OZR-6133

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars (\$10.00), receipt of which is hereby acknowledged, MAX W. SWENSON AND DONNA M. SWENSON, husband and wife as joint tenants, as "Grantor," of Anchorage County, Alaska, hereby conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to MAX INVESTMENTS LLC, an Alaska limited liability company, as "Grantee," with an address of 2600 Cordova St., Ste. 200, Anchorage, Alaska 99503, the real property located in Wasatch County, Utah, described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all buildings, structures, fixtures, improvements, rights of way, easements, tenements and hereditaments on or appurtenances to the Property.

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.

[signature and acknowledgement to follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 6 day of May 2020.

MAX W. SWENSON
MAX W. SWENSON
DONNA M. SWENSON
DONNA M. SWENSON

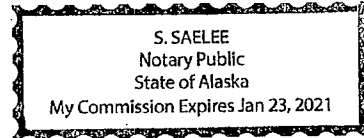
STATE OF ALASKA)
) ss:
COUNTY OF ANCHORAGE

On this 6 day of MAY in the year 2020, before me, the undersigned notary public, personally appeared MAX W. SWENSON, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

[Signature]
Signature of Person Taking Acknowledgement
NOTARY PUBLIC
Title or Rank

My Commission Expires: 01.23.2021

(See
1)



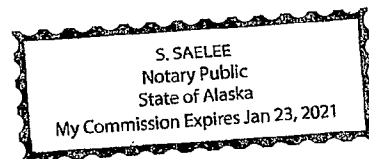
STATE OF ALASKA)
) ss:
COUNTY OF ANCHORAGE)

On this 6 day of MAY in the year 2020, before me, the undersigned notary public, personally appeared DONNA M. SWENSON, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

[Signature]
Signature of Person Taking Acknowledgement
NOTARY PUBLIC
Title or Rank

My Commission Expires: 01.23.2021

(See
1)



The real property in the County of Wasatch, State of Utah, described as follows:

Unit 133 of Hotel de Baer 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. 033 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 3, 2002, Entry No. 251358 in Book 591 at Page 188), and 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 No. 360151, in Book 1016, at Page Nos. 535-644.

As Decreed in an Order of Final Judgment from the Honorable Jennifer A. Brown, 4th District Court, recorded February 5, 2020 as Entry No. 474149 in Book 1281 at Page 713, Wasatch County Recorder's Office.