

Ent 480157 Bk 1299 Pg 1224 - 1226
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2020 Jun 30 11:19AM Fee: \$40.00 TC
For: Atlas Title - Heber City
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

Peter Rancie
784 West Resort Drive
Midway, Utah 84049

Atlas # 35099

SPECIAL WARRANTY DEED

TMO and Family, LLC ("Grantor"), hereby CONVEYS and WARRANTS against all claiming by, through or under Grantor, but not otherwise, to Peter R. Rancie ("Grantee"), whose address is 784 West Resort Drive, Midway, Utah 84049, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described real property located in Wasatch County, State of Utah.

Unit 208, of Hotel Der Baer Zermatt Resort, Plat F, Amended, a Utah Condominium Project, Midway City, Wasatch County, according to the Record of Survey Map filed for record December 3, 2002 entry no. 241358 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 pages 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.

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.

Tax id No. 0ZR-6A208

TOGETHER with all tenements, hereditaments, and appurtenances.

SUBJECT TO:

Taxes for the year 2020 are now accruing, not yet due and payable. Taxes for the year 2019 are each paid in the amount of \$497.65 under Tax ID No. 0ZR-6A226.

Subject to the assessments levied by the city of Midway, if any.

Subject to easements and recitals as shown on the Official Plat which is recorded in the Office of the County Recorder.

The property lies within the service District #21, Heber Valley Special Service District, The Wasatch County Fire District, and the Jordanelle Special Service District, and is subject to all assessments levied thereon.

Subject to any and all assessments levied by the Hotel Suites at Zermatt Resort Home Owners Association, if any.

Subject to any and all easements over, across, upon and through all common areas.

Declaration of Restrictive Covenants, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons. Recorded 8 February 2002 as Entry No. 241536, in Book 545, at Page 100, of Official Records.

Amendment to Declaration recorded 20 October 2005 as entry no. 290749, in book 797, at page 65, of Official Records.

Amendment to Declaration recorded 31 January 2006 as entry no. 295973, in book 825, at page 773, of Official Records.

Amended and Restated Declaration recorded 26 November 2019 as entry no. 471320, in book 1274, at page 123, of Official Records.

Reciprocal Easement Agreement between The Villages of Zermatt an expandable Condominium Project and Matterhorn Development, Inc. a Utah Corporation dated October 1997 and recorded 27 October 1997 as entry no. 198036 in book 362 at pages 547-550, of Official Records.

Right of Way and Easement Grant recorded 3 July 1997 as entry no. 195492, in book 352, at page 412, of Official Records.

Resort Use Easement Agreement recorded 17 September 2001 as entry no. 236914, in book 521, at page 360-366, of Official Records.

Reciprocal Easement Agreement recorded 17 September 2001 as entry no. 236915, in book 521, at pages 367-373, of Official Records.

Development Agreement recorded 8 February 2002 as entry no. 241528, in book 544, at pages 811-831, of Official Records.

Amendment to Development Agreement recorded 6 December 2004 as entry no. 277708, in book 725, at pages 777-779, of Official Records.

Memorandum of Lease and Purchase Option recorded 29 December 2014 as entry no. 407750, in book 1120, at page 65, of Official Records.

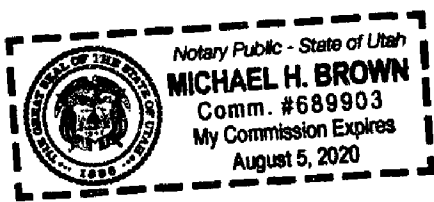
Final Judgment filed in the 4th Judicial District Court- Wasatch County as case no. 150500038 with Troy Kohler as Plaintiff and Kenneth Patey as Defendants recorded 5 February 2020 as entry no. 474149, in book 1281, at page 713, of Official Records.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed on the date set forth below, to be effective as of 20 June 2020.

Tonya M. Hoopes
TMO and Family, LLC
By: Tonya M. Olpin, Managing Member

STATE OF Utah)
COUNTY OF Wasatch) ss:

On this 26 day of June 2020, personally appeared before me Tonya M. Olpin, as Managing Member of TMO and Family, LLC, Grantor herein, personally known to me, or whose identity has been duly acknowledged to me that they voluntarily executed the foregoing special warranty deed for the purpose stated therein.



[Signature]
Notary Public