

WHEN RECORDED MAIL TO:
THE BRADSHAW FAMILY TRUST DATED MAY 1, 2002

2217 Crescent Ave
Montrose CA 91020

Ent 503216 Bk 1363 Pg 1707 - 1715
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2021 Jul 02 03:16PM Fee: \$40.00 TC
For: Inwest Title - Orem #1
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 282131
MAIL TAX NOTICE TO: THE BRADSHAW FAMILY TRUST DATED MAY 1, 2002

2217 Crescent Ave Montrose CA 91020

WARRANTY DEED

GORDON ROYLANCE AND TANYA ROYLANCE; AS TO A 4/12 INTEREST
AND
STEVEN MONSON AND MERRIANNE MONSON; AS TO A 1/12 INTEREST
AND
DERRICK RAYNES AND ALEXANDRIA RAYNES; AS TO A 1/12 INTEREST
AND
JOHN BLEAZARD; AS TO A 2/12 INTEREST
AND
DAVID YOUNG; AS TO A 3/12 INTEREST
AND
EUGENE MARTINEZ; AS TO A 1/12 INTEREST

GRANTOR(S)

OF MIDWAY, COUNTY OF WASATCH, STATE OF UT
HEREBY CONVEY AND WARRANT TO

Jed S. Bradshaw and Andrea Pratt Bradshaw, trustees of
THE BRADSHAW FAMILY TRUST DATED MAY 1, 2002

GRANTEE(S)

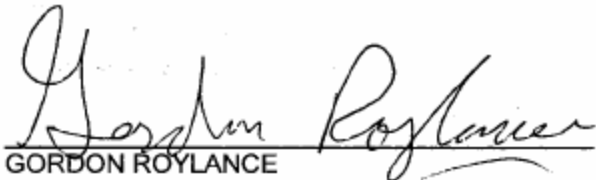
OF MIDWAY, COUNTY OF WASATCH, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASATCH COUNTY, STATE OF UT:

(0ZR-6A132-0-027-034)

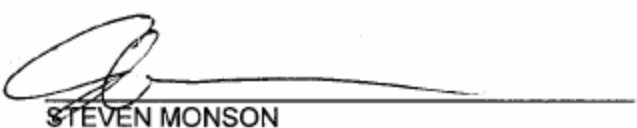
See Attached Exhibit "A"

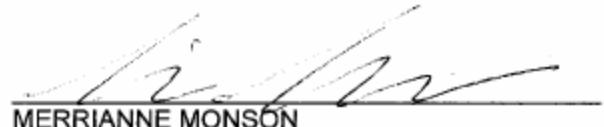
SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR
THE YEAR 2021 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 1st day of July, 2021.


GORDON ROYLANCE


TANYA ROYLANCE


STEVEN MONSON


MERRIANNE MONSON


DERRICK RAYNES


ALEXANDRIA RAYNES

JOHN BLEAZARD

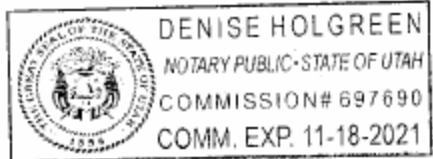
DAVID YOUNG

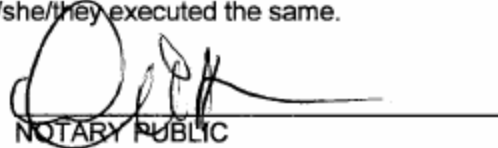
EUGENE MARTINEZ

ACKNOWLEDGMENT

STATE OF UTAH)
 (ss.
COUNTY OF UTAH)

On July 1, 2021, personally appeared before me **GORDON ROYLANCE AND TANYA ROYLANCE AND STEVEN MONSON AND MERRIANNE MONSON AND DERRICK RAYNES AND ALEXANDRIA RAYNES**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.




NOTARY PUBLIC

My Commission Expires: 11-18-21
Residing at: COUNTY

GORDON ROYLANCE

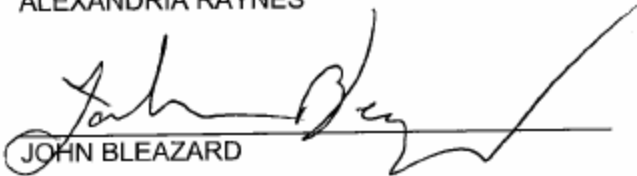
TANYA ROYLANCE

STEVEN MONSON

MERRIANNE MONSON

DERRICK RAYNES

ALEXANDRIA RAYNES



JOHN BLEAZARD

DAVID YOUNG

EUGENE MARTINEZ

ACKNOWLEDGMENT

STATE OF UTAH)
 (ss.
COUNTY OF UTAH)

On July 1, 2021, personally appeared before me **GORDON ROYLANCE AND TANYA ROYLANCE AND STEVEN MONSON AND MERRIANNE MONSON AND DERRICK RAYNES AND ALEXANDRIA RAYNES**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

My Commission Expires:
Residing at: COUNTY

STATE OF UTAH)
(ss.
COUNTY OF TOOELE)

On July 1, 2021, personally appeared before me **JOHN BLEAZARD**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.



701252

Dana K. Averett
NOTARY PUBLIC

My Commission Expires: 7.13.2022
Residing at: COUNTY
Tooele
h

STATE OF WA)
(ss.
COUNTY OF _____)

On July 1, 2021, personally appeared before me **DAVID YOUNG**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

My Commission Expires:
Residing at: COUNTY

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)

On July 1, 2021, personally appeared before me **EUGENE MARTINEZ**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

My Commission Expires:
Residing at: COUNTY



597 S. PLEASANT GROVE BLVD., STE 6
PLEASANT GROVE, UT 84062

GORDON ROYLANCE

TANYA ROYLANCE

STEVEN MONSON

MERRIANNE MONSON

DERRICK RAYNES

ALEXANDRIA RAYNES

JOHN BLEAZARD

David W Young

DAVID YOUNG

EUGENE MARTINEZ

ACKNOWLEDGMENT

STATE OF UTAH)
 (ss.
COUNTY OF UTAH)

On July 1, 2021, personally appeared before me **GORDON ROYLANCE AND TANYA ROYLANCE AND STEVEN MONSON AND MERRIANNE MONSON AND DERRICK RAYNES AND ALEXANDRIA RAYNES**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

My Commission Expires:
Residing at: COUNTY

STATE OF UTAH)
(ss.
COUNTY OF TOOELE)

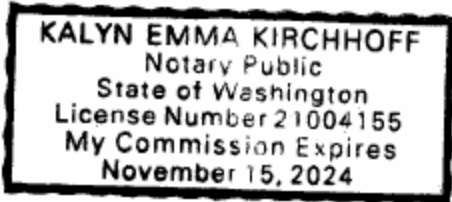
On July 1, 2021, personally appeared before me ~~JOHN BLEAZARD~~, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

My Commission Expires:
Residing at: COUNTY

STATE OF WA)
(ss.
COUNTY OF COWLITZ)

On July 1, 2021, personally appeared before me **DAVID YOUNG**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.



David Young

NOTARY PUBLIC

My Commission Expires: 11/15/2024
Residing at: COUNTY
DEER ISLAND, OR

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)

On July 1, 2021, personally appeared before me **EUGENE MARTINEZ**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

My Commission Expires:
Residing at: COUNTY



INWEST TITLE

597 S. PLEASANT GROVE BLVD., STE 6
PLEASANT GROVE, UT 84062

GORDON ROYLANCE

TANYA ROYLANCE

STEVEN MONSON

MERRIANNE MONSON

DERRICK RAYNES

ALEXANDRIA RAYNES

JOHN BLEAZARD

DAVID YOUNG



EUGENE MARTINEZ

ACKNOWLEDGMENT

STATE OF UTAH)
 (ss.
COUNTY OF UTAH)

On July 1, 2021, personally appeared before me **GORDON ROYLANCE AND TANYA ROYLANCE AND STEVEN MONSON AND MERRIANNE MONSON AND DERRICK RAYNES AND ALEXANDRIA RAYNES**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

My Commission Expires:
Residing at: COUNTY

STATE OF UTAH)
(ss.
COUNTY OF TOOELE)

On July 1, 2021, personally appeared before me **JOHN BLEAZARD**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

My Commission Expires:
Residing at: COUNTY

STATE OF WA)
(ss.)
COUNTY OF _____)

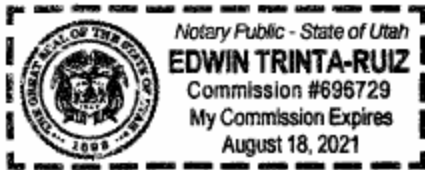
On July 1, 2021, personally appeared before me **DAVID YOUNG**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

My Commission Expires:
Residing at: COUNTY

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)

On July 1, 2021, personally appeared before me **EUGENE MARTINEZ**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.



Edwin Trinta-Ruiz

NOTARY PUBLIC

My Commission Expires:
Residing at: COUNTY



INVEST TITLE

597 S. PLEASANT GROVE BLVD., STE 6
PLEASANT GROVE, UT 84062

EXHIBIT "A"

Ent 503216 Bk 1363Pg 1715

UNIT 132 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 SUIT NO. 032, OF ZERMATT RESORT, BARREN SUIT, 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), 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.

SITUATE IN WASATCH COUNTY, STATE OF UTAH.

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.