

Mail Tax notice to:  
Grantee  
418 East 8800 South  
Sandy, UT 84070  
MNT File No.: COURTESY  
Tax ID No.: 00-0020-2463

Ent 520654 Bk 1412 Pg 368 - 369  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2022 Jun 08 02:48PM Fee: \$40.00 TC  
For: Metro National Title  
ELECTRONICALLY RECORDED

## **SPECIAL WARRANTY DEED**

Van Hawkins Properties, LLC, a Utah Limited Liability Company

**GRANTOR** of Sandy, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under them/him/her/it only to:

Palmer Hawkins and Camille Hawkins, Husband and Wife as Joint Tenants

**GRANTEE** of 418 East 8800 South, Sandy, UT 84070 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Wasatch County, State of Utah:

Unit No. 2036, contained within the Plat D, of The Zermatt Resort, also known as The Villas Phase 2, a Utah Condominium Project, as the same is identified in the record of survey map recorded on March 25, 2002 in Wasatch County, as Entry No. 243106 in Book 552, at Page 498, (as said record of survey map may have heretofore been amended or supplemented) and in the Declaration recorded February 8, 2002 in Wasatch County, as Entry No. 241536 in Book 545, at Page 100, (as said Declaration may have heretofore been amended or supplemented).

Together with the appurtenant undivided interest in said projects common areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the common area and facilities to which said interest relates.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

{SIGNATURE AND ACKNOWLEDGMENT ATTACHED}

### Courtesy Recording

This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof. Thank you.

WITNESS, the hand(s) of said grantor(s), 7th day of June, 2022.

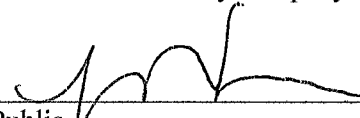
Van Hawkins Properties, LLC, a Utah Limited Liability Company



Camille Van Wagoner Hawkins, Managing Member

State of Utah County of east jable )ss:

On this date, June 7, 2022, personally appeared before me Camille Van Wagoner Hawkins, who being by me duly sworn did say that he/she is a Managing Member of an Van Hawkins Properties, LLC, a Utah Limited Liability Company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Camille Van Wagoner Hawkins acknowledged to me that said limited liability company executed same.

  
Notary Public

