

322-0130
WHEN RECORDED MAIL TAX NOTICES TO:
Jonah Ritter and Anna Ritter
974 E 2100 S, SLC UT 84106

Ent 524358 Bk 1422 Pg 409 - 409
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 Sep 02 11:59AM Fee: \$40.00 TC
For: Michael Bringham, Attorney at Law
ELECTRONICALLY RECORDED

WARRANTY DEED

Benloch Ranch Land Company, LLC, a Utah limited liability company
of Heber City, UT,

“Grantor”

hereby CONVEYS and WARRANTS to
Jonah Ritter and Anna Ritter, as joint tenants
of Salt Lake City, UT

“Grantee”

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in
Wasatch, State of Utah, to-wit:

ALL OF LOT 70, BENLOCH RANCH PHASE 1A, ACCORDING TO THE OFFICIAL PLAT THEREOF.

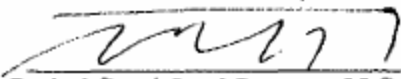
TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS
AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT (THE REFERENCED DECLARATION MAY PROVIDE FOR
PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE
COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE
RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT, AND
(C) THE NONEXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID
CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE
AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED
OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

Tax Serial No.: 00-0021-6002

LESS AND EXCEPTING any and all water rights associated herewith.


Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes
and thereafter.

WITNESS the hand of said grantor, this August 31, 2022


Benloch Ranch Land Company, LLC, a Utah limited liability company
By: Michael Brenny

STATE OF Utah)
 :SS
COUNTY OF Salt Lake)

On this August 31, 2022, personally appeared before me Michael Brenny of Benloch Ranch Land Company, LLC, a
Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed
the same and had the authority to do so on behalf of said company.


Notary Public
Residing at: SLC UT
My Commission Expires: 3/15/24

