

WHEN RECORDED MAIL TO  
AND MAIL TAX NOTICE TO:  
James Hudson  
116 ROSETTA COURT  
Palm Desert, CA 92211

Ent 541318 Bk 1464 Pg 1901 - 1903  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2024 Jan 30 12:20PM Fee: \$40.00 CO  
For: US Title Insurance Agency  
ELECTRONICALLY RECORDED

## WARRANTY DEED

File No.: 068807  
APN: 00-0020-2463

**Van Hawkins Properties, LLC, a Utah limited liability company,**

Grantor(s), of Sandy, Salt Lake County, State of Utah, hereby convey(s) and warrant(s) to

**James Hudson,**

Grantee(s), of Palm Desert, Riverside County, State of California, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Wasatch County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 30th day of January, 2024.

Van Hawkins Properties, LLC

BY: Camille Hawkins  
Camille Van Wagoner Hawkins  
Managing Member

STATE OF UTAH )

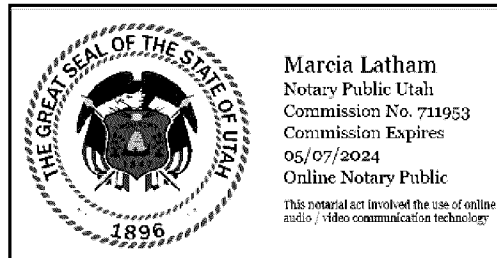
:ss )

COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me the 30TH day of JANUARY, 2024 by Camille Van Wagoner Hawkins managing member Van Hawkins Properties, LLC.

*Marcia Latham*

\_\_\_\_\_  
Notary Public



## **EXHIBIT "A"**

Unit No. 2036, ZERMATT RESORT PLAT "D", also known as THE VILLAS PHASE II, a Utah Condominium Project, Midway City, Wasatch County, according to the Record of Survey Map filed for record May 13, 2004 as Entry No. 271067 in Book 692 at page 342, together with an appurtenant undivided ownership interest in the Common Areas and Facilities, all of which is defined and described in the Declaration of Condominium for The Villas at Zermatt Resort recorded February 2, 2002 as Entry No. 241536 in Book 545 at page 100 of Official Records.

TOGETHER with an exclusive easement to use the "Limited Common Areas", all as set forth and shown in the Record of Survey Map and/or in the Declaration of Condominium.

Situated in Wasatch County

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