

Warranty Deed

Grantor: Troy A. Kohler and Michael L. Kohler

hereby **CONVEY AND WARRANT** to:

Grantee: Randy Krantz

Mail Tax Notice To: 5330 South 900 East #170, Salt Lake City, UT 84117

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within **WASATCH** County, State of **UTAH** to wit:

SEE ATTACHED LEGAL DESCRIPTION

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

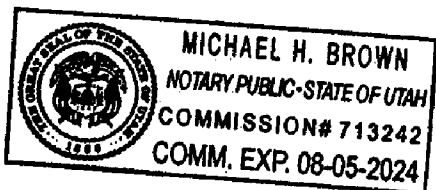
WITNESS THE HAND OF SAID GRANTOR THIS 1st DAY OF MAY 2024.

) Troy A. Kohler
) Troy A. Kohler
) Michael L. Kohler
) Michael L. Kohler

State of Utah)
County of Wasatch) ss

On the 1st OF MAY 2024, personally appeared before me, Troy A. Kohler and Michael L. Kohler, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Michael H. Brown
NOTARY PUBLIC



Unit 105 of Hotel der Baer at 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 Suite No. 030, of Zermatt Resort, Barren Suite, 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 (said declaration may have been subsequently restated, amended and/or supplemented).

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-6A105/Parcel No. 00-0020-9155