Ent 550964 Bk 1490 Pg 1834 - 1835 MARCY M. MURRAY, Recorder WASATCH COUNTY CORPORATION 2024 Oct 08 08:20AM Fee: \$40.00 CO For: Backman NTP **ELECTRONICALLY RECORDED**

MAIL TAX NOTICE TO: KRAW, LLC, a Utah limited liability company 5330 South 900 East, Suite 170 **Murray, UT 84117**

Warranty Deed

Order No. 7-051383

Brent Scott Jaffa and Shanley Brynn Jaffa

of Midway, County of Wasatch, State of UTAH, Grantor, hereby CONVEY and WARRANT to

KRAW, LLC, a Utah limited liability company

of Midway, County of Wasatch, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Wasatch County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.	
Parcel No.; 00-0020-2477	
SUBJECT TO: County and/or City Taxes not delinquent; Covenants, Conditions, Restrictions, Rights-of-Way, Easem	
WITNESS, the hand(s) of said Grantor(s), this 27th	of September AD., 2024
Brent Scott Jaffa Shanley Brynn Jaffa	
STATE OF Utah) SS. County of Utah)	
The foregoing instrument was acknowledged before me this By Brent Scott Jaffa and Shanley Brynn Jaffa	27th day of September, 2024
Notary Public My Commission Expires: May 15, 2028	Residing at: Lehi VCCU
	ELLA STRAUSS Notary Public - State of Utah Comm. No. 737198

Order No.: 7-051383

EXHIBIT "A"

LEGAL DESCRIPTION

Unit No. 3038, contained within the Plat D, of The Zermatt Resort, also known as The Villas Phase 2, a Utah Condominium Project, Midway City, as identified in the Record of Survey Map, recorded March 25, 2002, as Entry No. 243106, in Book 552, at Page 498 of Plats, and as further defined and described in the Declaration of Condominium of The Villas at Zermatt Resort, recorded February 8, 2002, as Entry No. 241536, in Book 545, at Page 100, in the office of the recorder of Wasatch County, Utah, and in any supplements/amendments thereto.

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 of condominium providing 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; (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.

Parcel No.: 00-0020-2477, 0ZR-43038-0-027-034