

Entry #: 587891

04/18/2023 08:45 AM WARRANTY DEED

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FEE: \$40.00 BY: FIRST AMERICAN TITLE INSURANCE COMPA

Jerry Houghton, Tooele County, Recorder

Recording Requested by:
First American Title Insurance Company
215 South State Street, Suite 280
Salt Lake City, UT 84111
(801)578-8888

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Mario R. Cepeda and Denisse S. Cepeda
618 South Coleman Street
Tooele, UT 84074

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **91485639LA (BM)**
A.P.N.: **20-087-0-0005**

Mario R. Cepeda, Grantor, of **Tooele, Tooele** County, State of **Utah**, hereby CONVEY AND WARRANT to

Mario R. Cepeda and Denisse S. Cepeda, as joint tenants, Grantee, of **Tooele, Tooele** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Tooele** County, State of **Utah**:

UNIT 5, PORTER'S PLACE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP, RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER, AS ENTRY NO. 493355 IN BOOK 20 AT PAGE 87 OF OFFICIAL RECORDS, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NO. 493356 OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT AND AS MORE PARTICULARLY DESCRIBED IN SAID DECLARATION (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this **April 18th**, 2023.

A.P.N.: 20-087-0-0005

Warranty Deed - continued

File No.: 91485639LA (BM)

Mario R. Cepeda

Mario R. Cepeda

STATE OF Utah)
COUNTY OF Salt Lake)ss.

On April 13th, 20 23, personally appeared before me, **Mario R. Cepeda**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Nicole Turner

Notary Public

Nicole Turner

(Printed Name)

My Commission expires: July 05, 2026

{Seal or Stamp}

