

Mail Tax notice to:

Grantee

502 South 1040 East Unit 225
American Fork, UT 84003

MNT File No.: 64167

Tax ID No.: 46:673:0225

CORRECTIVE WARRANTY DEED

Watson/Barley Properties, LLC

GRANTOR of Farmington, State of Utah, hereby CONVEYS and WARRANTS TO:

Kevin Kirk, unmarried man,

GRANTEE of 502 South 1040 East Unit 225, American Fork, UT 84003 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of Utah:

Unit No. 225, contained within the MIRA VISTA CONDOMINIUMS - PHASE II, as the same is identified in the Record of Survey Map recorded in Utah County, Utah, as Entry No. 25930:2006, and in the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Bylaws of the Mira Vista Condominiums, recorded in Utah County, Utah, on November 27, 2001, as Entry No. 123173:2001, of the official records, and all 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, and (c) The non-exclusive 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.


SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

*** This Warranty Deed is being recorded to fix the legal description. Original Vesting Deed recorded April 9, 2021 as entry number 67264:2021

WITNESS, the hand(s) of said grantor(s), ²⁹28th day of July, 2022.


Watson/Barley Properties, LLC


Ted Barley, Managing Member


Linda Barley, Managing Member

State of Utah
County of Davis
)ss:

On this date, July ²⁹28, 2022, personally appeared before me Ted Barley and Linda Barley, who being by me duly sworn did say that they are the managing members of Watson/Barley Properties, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Ted Barley and Linda Barley acknowledged to me that said limited liability company executed same.


Notary Public

