

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Debra Lee Kelly Kraft
The Debra L. Kelly Living Trust
7090 Rolling Acres Road
Victoria, MN 55331

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

WARRANTY DEED

Escrow No. **320-6112101 (KP)**
A.P.N.: **52-278-0024**

Jeffrey Rick Hamilton and Karen Ann Hamilton, Grantor, of **Sundance, Utah** County, State of **UT**, hereby CONVEY AND WARRANT to

Debra Lee Kelly Kraft, Trustee of The Debra L. Kelly Living Trust dated March 10, 2003, amended and restated March 10, 2020, Grantee, of **Sundance, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

UNIT 24, SUNDANCE COTTAGES, AN EXPANDABLE UTAH CONDOMINIUM PROJECT CONTAINING CONVERTABLE LAND, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED MAY 20, 1987, IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH, AS ENTRY NO. 19867, AND MAP FILING NO. 3452, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE CONDOMINIUM DECLARATION THEREFORE RECORDED CONCURRENTLY THEREWITH IN SAID OFFICE IN UTAH COUNTY, UTAH, AS ENTRY NO. 19868, IN BOOK 2417, AT PAGE 379, (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE ENTIRE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNITS AS ESTABLISHED BY SAID RECORD OF SURVEY MAP AND CONDOMINIUM DECLARATION AND ALLOWING 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.

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS AS DESCRIBED IN SAID RECORD OF SURVEY MAP AND CONDOMINIUM DECLARATION FOR THE BENEFIT OF AND APPURTENANT TO SAID PROJECT FOR THE PURPOSES OF PEDESTRIAN AND VEHICULAR

A.P.N.: 52-278-0024

Warranty Deed - continued

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INGRESS TO AND EGRESS FROM SAID PROJECT AND TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE, AS REQUIRED, UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES.

TOGETHER WITH RIGHTS OF INGRESS AND EGRESS AND FOR UTILITIES SET FORTH AS FOLLOWS:

AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43593, IN BOOK 2367, AT PAGE 207, UTAH COUNTY RECORDER'S OFFICE.

AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43595, IN BOOK 2367, AT PAGE 215, UTAH COUNTY RECORDER'S OFFICE.

AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43599, IN BOOK 2367, AT PAGE 230, UTAH COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

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Warranty Deed - continued

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Witness, the hand(s) of said Grantor(s), this 02/ 09 /2021.

[Handwritten Signature]

Jeffrey Rick Hamilton

[Handwritten Signature]

Karen Ann Hamilton

PROVINCE
STATE OF BC)
2)ss.
County of N/A)

On February 9, 2021, before me, the undersigned Notary Public, personally appeared **Jeffrey Rick Hamilton and Karen Ann Hamilton**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: NON-EXPIRING

[Handwritten Signature]

Notary Public
DANIEL K. LO
Barrister & Solicitor
129 Nanaimo Avenue West
PENTICTON, B.C. V2A 1N2
TEL: 250-770-2951 CELL: 778-931-9461
BRITISH COLUMBIA