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2/28/2019 10:48:00 AM \$14.00
Book - 10756 Pg - 4504-4505
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax Notice to:
Grantee
450 East 100 South, Unit 23
Salt Lake City, Utah 84111
MNT File No.: 64948
Tax ID No.: 16-06-207-023

WARRANTY DEED

RESPA

Christopher J. Manfre

GRANTOR of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS TO:

Kelsey Smith, unmarried woman

GRANTEE of **450 East 100 South, Unit 23, Salt Lake City, Utah 84111**, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in SALT LAKE County, State of UTAH

Unit No. 23, contained within the IVY TERRACE CONDOMINIUMS, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 3618430, in Book 81-10, at Page 147, and in the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Bylaws of the IVY TERRACE CONDOMINIUMS, recorded in Salt Lake County, Utah, on April 15, 2010, as Entry No. 10934373, in Book 9818, at Page 2866, 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.

