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Alan Spriggs, Summit County Utah Recorder

09/20/2012 04:03:14 PM Fee \$10.00

By PARK CITY TITLE COMPANY

Electronically Recorded

When recorded, return to:  
JESSICA WERNER and  
REBECCA L. SEDLER  
P.O. Box 682176  
Park City, UT 84068  
File No. 19776

### Warranty Deed

MICHELLE L. MCDONALD, as Grantor, of Park City, Utah, hereby conveys and warrants to JESSICA WERNER and REBECCA L. SEDLER, as tenants in common, as Grantees, of Park City, Utah for the sum of Ten & No/100 Dollars (and other good & valuable consideration), the following described tract of land in Summit County, State of Utah, to wit:

**Unit 28, contained within the PINEBROOK COTTAGES, PHASE 1, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded May 2, 1995 as Entry No. 429089 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium recorded May 2, 1995 as Entry No. 429090 in Book 881 at page 121, (as said Declaration may have heretofore been amended or supplemented), records of Summit County, Utah.**

Together with the appurtenant undivided interest in said Project's Common Areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which said interest relates.

**PBC-1-28**

Subject to the general property taxes for the year 2012 and thereafter. Subject to easements and restrictions of record. Excepting therefrom all oil, gas and/or other minerals previously reserved.

WITNESS the hand of said Grantor this 19<sup>th</sup> day of September, 2012.

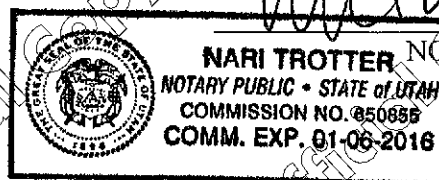
*Michelle McDonald*  
MICHELLE L. MCDONALD

STATE OF UTAH

COUNTY OF SUMMIT

On the 19<sup>th</sup> day of September, 2012, personally appeared before me MICHELLE L. MCDONALD, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

Commission expires: 1/6/2016  
Residing at: Wallsburg, UT



*Nari Trotter*  
NARI TROTTER, NOTARY PUBLIC