

*When recorded mail to (Tax Mailing Address):*

Grantee  
7525 South Union Creek  
Midvale, UT 84047  
MTC File No. 262623

12777791  
5/24/2018 11:50:00 AM \$14.00  
Book - 10677 Pg - 3946-3947  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## WARRANTY DEED

7525 Union Park, LLC, a Utah limited liability company, GRANTOR(S), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Lago Maggiore-Union Creek, LLC, a limited liability company

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

**PARCEL 1:**

LOT 6, OVERLOOK AT UNION POINT LOT 3A AMENDED, AMENDING LOT 3A, OVERLOOK AT UNION POINT LOT 3 AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

**PARCEL 1A:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO PARCEL 1, CREATED BY THAT CERTAIN DECLARATION OF RECIPROCAL ACCESS EASEMENT RECORDED AUGUST 23, 2001, AS ENTRY NO. 7983531, IN BOOK 8492, AT PAGE 5511 OF OFFICIAL RECORDS, WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEING 14.0 FEET WIDE ON THE NORTHWESTERLY SIDE AND 10.0 FEET ON THE SOUTHEASTERLY SIDE OF THE FOLLOWING DESCRIBED PORTION OF THE LOT LINE BETWEEN LOTS 3A AND 3B OF OVERLOOK AT UNION POINT LOT 3 AMENDED, A SUBDIVISION FILED IN BOOK 2001P OF PLATS, AT PAGE 227 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF A NORTH-SOUTH CROSS ACCESS ROAD, SAID POINT BEING EAST 1123.850 FEET AND SOUTH 56.218 FEET AND SOUTHEASTERLY ALONG THE ARC OF A 1001.690 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 76°21'57" EAST) THROUGH A CENTRAL ANGLE OF 47°40'43" A DISTANCE OF 833.55 FEET AND NORTH 55°57'21" EAST 50.00 FEET FROM THE CENTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 55°57'21" EAST 15.00 FEET; THENCE NORTH 40°00'00" EAST 181.81 FEET.

PARCEL 1B:  
TOGETHER WITH A COMMON EASEMENT FOR INGRESS AND EGRESS AS  
DISCLOSED BY THAT CERTAIN DECLARATION OF RECIPROCAL ACCESS  
EASEMENT RECORDED AUGUST 23, 2001, AS ENTRY NO. 7983531, IN BOOK  
8492, AT PAGE 5511.

Tax Parcel No. 22-29-427-023

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of  
record.

In witness whereof, the grantors have executed this instrument this 23 day of May,  
2018.

7525 UNION PARK, L.L.C.

By: *Allen K. Zitting*  
Allen K. Zitting, Manager of Allen Mortgage, LLC, Manager  
The Manager of 7525 UNION PARK, L.L.C.

STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 23 day of May,  
2018, by Allen K. Zitting, Manager of Allen Mortgage, LLC, the Manager of 7525 Union  
Park, LLC, a Utah limited liability company.

*Vance Barlow*  
Notary Public

