

01145593 B: 2611 P: 1392

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Rhonda Francis Summit County Recorder

10/27/2020 09:56:11 AM Fee \$40.00

By Morris Sperry

Electronically Recorded

WHEN RECORDED RETURN TO:

John D. Morris

MORRIS SPERRY

7070 South Union Park Center, Suite 220

Midvale, Utah 84047

QUIT CLAIM DEED

UNION SQUARE OWNERS ASSOCIATION, INC., Grantor, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby quit claims to ERIC HECKER AND JENNY HECKER, HUSBAND AND WIFE AS JOINT TENANTS, Grantees, the following described tract of land in Summit County, State of Utah:

See Exhibit A, attached hereto.

Subject to covenants, conditions, and restrictions of record.

WITNESSED, the hand of said Grantor this 26<sup>th</sup> day of October, 2020.

A quitclaim deed when executed as required by law shall have the effect of a conveyance of all right, title, interest, and estate of the grantor in and to the premises therein described and all rights, privileges, and appurtenances thereunto belonging, at the date of the conveyance.

UNION SQUARE OWNERS ASSOCIATION, INC.

*John Curtis*

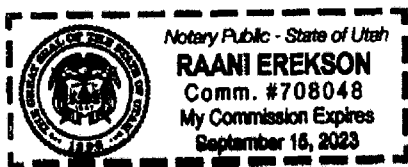
By: John Curtis  
(Print)

Its: Receiver  
(Title)

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

On the 26<sup>th</sup> day of October, 2020, personally appeared before me

*John Curtis*, the signer of the foregoing instrument, who duly acknowledged to me that (s)he executed the same.



*Raani Erekson*  
Notary Public

## EXHIBIT A

AN UNDIVIDED 1/8 SHARE INTEREST IN UNIT 204, AKA (204-2-C) CONTAINED WITHIN UNION SQUARE CONDOMINIUM, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SUMMIT COUNTY, UTAH, AS ENTRY NO. 774532 (AS SAID MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM, FOR UNION SQUARE RECORDED IN SUMMIT COUNTY, UTAH AS ENTRY NO. 774533, IN BOOK 1784, AT PAGE 195 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), OF THE OFFICIAL RECORDS.

TOGETHER WITH: (A) THE UNDIVIDED INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT; (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.

TOGETHER WITH: THE EXCLUSIVE RIGHT TO POSSESSION AND OCCUPANCY OF THE AFOREMENTIONED SHARED INTEREST IN UNIT IN THE SKY LODGE DURING CERTAIN VACATION TIME IN ACCORDANCE WITH THE SHARED OWNERSHIP REGIME AND THE RESERVATION POLICIES AND PROCEDURES.

TAX PARCEL NO. USC-204-1AM