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Mary Ann Trussell, Summit County Utah Recorder

12/01/2014 03:23:42 PM Fee \$14.00

By PARK CITY TITLE

Electronically Recorded

When recorded, return to:

**JACK REAL PROPERTY, LLC, a Utah limited liability company**

**P. O. Box 684397**

**Park City, UT 84068**

File No. 20557

### Warranty Deed

**RCF PROPERTIES, LLC a New Jersey limited liability company**, as Grantor, of Boonton, NJ, hereby conveys and warrants to **JACK REAL PROPERTY, LLC, a Utah limited liability company**, as Grantee, of Park City, UT 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:

**See attached Exhibit "A"**

Subject to the general property taxes for the year 2014 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 26 day of November, 2014

**RCF PROPERTIES, LLC a New Jersey limited liability company**

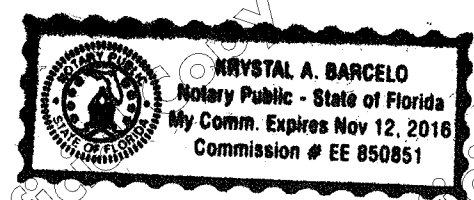
By: [Signature]  
**Robert C. Franz, Manager**

STATE OF ~~UTAH~~ Florida  
COUNTY OF ~~SUMMIT~~ MIAMI DADE SS: [Signature]

On the 26 day of November, 2014 personally appeared before me **ROBERT C. FRANZ**, who being by me duly sworn, did say that he is the Manager of **RCF PROPERTIES, LLC a New Jersey limited liability company** and duly acknowledged to me that he is authorized to sign the foregoing instrument on behalf of said limited liability company by authority of its Articles of Organization, and said **ROBERT C. FRANZ** duly acknowledged to me that said limited liability company executed the same.

Commission expires:  
Residing at: MIAMI DADE

[Signature]  
NOTARY PUBLIC



**EXHIBIT "A"**

**Parcel 1:**

An undivided 1/8 share interest in Unit 603 aka (PH-2-B) contained within UNION SQUARE CONDOMINIUM, FIRST AMENDED, as same is identified in the Record of Survey Map recorded April 12, 2006 as Entry No. 774532 and First Amended Plat recorded August 3, 2009 as Entry No. 879382, records of Summit County, Utah, and in the Declaration of Condominium for Union Square recorded April 12, 2006 as Entry No. 774533, in Book 1784, at Page 195, records of Summit County, Utah (as said Declaration may have heretofore or hereafter been amended or supplemented).

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 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. USC-603-1AM

**Parcel 2:**

An undivided 1/8 share interest in Unit 603 aka (PH-3-D) contained within UNION SQUARE CONDOMINIUM, FIRST AMENDED, as same is identified in the Record of Survey Map recorded April 12, 2006 as Entry No. 774532 and First Amended Plat recorded August 3, 2009 as Entry No. 879382, records of Summit County, Utah, and in the Declaration of Condominium for Union Square recorded April 12, 2006 as Entry No. 774533, in Book 1784, at Page 195, records of Summit County, Utah (as said Declaration may have heretofore or hereafter been amended or supplemented).

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 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. USC-603-1AM

**Parcel 3:**

An undivided 1/8 share interest in Unit 603 aka (PH-4-E) contained within UNION SQUARE CONDOMINIUM, FIRST AMENDED, as same is identified in the Record of Survey Map recorded April 12, 2006 as Entry No. 774532 and First Amended Plat recorded August 3, 2009 as Entry No. 879382, records of Summit County, Utah, and in the Declaration of Condominium for Union Square recorded April 12, 2006 as Entry No. 774533, in Book 1784, at Page 195, records of Summit County, Utah (as said Declaration may have heretofore or hereafter been amended or supplemented).

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 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. USC-603-1AM