

John Puglisi and Millicent Puglisi
99 W South Temple #2703
Salt Lake City UT 84101

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11/25/2019 2:35:00 PM \$40.00
Book - 10864 Pg - 6018-6019
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Tax Parcel No(s). 15-01-232-175

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

CITY CREEK LIVING, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants only against those claiming by, through, or under Grantor and no others, to JOHN PUGLISI AND MILLICENT PUGLISI, Husband and Wife as Joint Tenants ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real property (the "Property") situated in Salt Lake County, State of Utah:

Unit No. 2703, 99 WEST CONDOMINIUMS, according to the official Plat thereof as recorded in the Recorder's Office of Salt Lake County, State of Utah, as Entry No. 11124991, on January 28, 2011 (as amended from time to time, the "Plat"), and according to the Declaration of Condominium of Promontory on South Temple Condominiums, recorded in the Recorder's Office of Salt Lake County, State of Utah, as Entry No. 11124992, in Book 9901, beginning at Page 7021, on January 28, 2011, as amended by that certain Amended and Restated Declaration of Condominium of 99 West Condominiums, recorded in the Recorder's Office of Salt Lake County, State of Utah, as Entry No. 11690025, in Book 10162, beginning at Page 486, on July 23, 2013 (as further amended from time to time, collectively, the "Declaration"), together with (i) an undivided ownership interest in all common areas and common facilities of the 99 West Condominiums as more fully set forth in the Declaration, and (ii) all rights, benefits and easements described and provided for in said Declaration.

GRANTOR'S CONVEYANCE HEREIN IS EXPRESSLY SUBJECT TO: (i) all current taxes and assessments, (ii) all reservations, easements, rights-of-way, covenants, conditions, restrictions, encroachments, liens, and encumbrances recorded against the Property, together with same not of record, (iii) all matters, items, and issues set forth in the Declaration and/or shown, depicted or described on the Plat, (iv) all matters or issues that may be disclosed by an inspection or survey of the Property and/or its surroundings, (v) all zoning matters, regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having applicable jurisdiction, and (vi) all other matters, items and issues enforceable at law or in equity.

GRANTEE, BY ACCEPTING THIS CONVEYANCE OF THE PROPERTY, HEREBY ACKNOWLEDGES AND UNDERSTANDS that (a) the conveyance of the Property described in this instrument is subject and subordinate to that certain Residential Tower Airspace Lease, recorded in the Recorder's Office of Salt Lake County, State of Utah, as Entry No. 11124889, in Book 9901, beginning at Page 6595, on January 28, 2011, as amended by that certain Amended and Restated Residential Tower Airspace Lease, recorded in the Recorder's Office of Salt Lake County, State of Utah, as Entry No. 11690023, in Book 10162, beginning at Page 404, on July 23, 2013, and any extensions or modifications thereof, including without limitation, (i) any and all restrictions, limitations, prohibitions, terms and conditions set forth therein, and (ii) all rights and benefits of the "Landlord" (defined therein) and other third parties described therein, and (b) the Property is a leasehold condominium as defined in the Utah

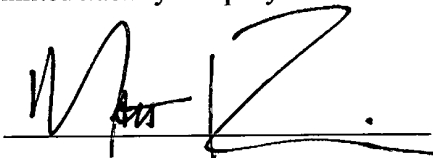
4812-1643-3173.v5

Condominium Ownership Act.

WITNESS the hand of said Grantor, effective this 19th day of November, 2019

GRANTOR:

CITY CREEK LIVING, LLC,
a Utah limited liability company

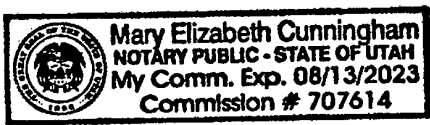
By: 

Name: Matthew A Baldwin

Its: Manager

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

On this 19th day of November, 2019, personally appeared before me Matthew A Baldwin, who being by me duly sworn, did say that he is the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his authorized capacity as a Manager of City Creek Living, LLC, a Utah limited liability company, for and on behalf of said limited liability company.




NOTARY PUBLIC