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Rhonda Francis Summit County Recorder  
12/04/2020 03:26:55 PM Fee \$40.00

By PARK CITY TITLE

Electronically Recorded

Mail tax notice to:  
SILVER PASS, LLC, a Utah limited liability company  
131 Olive Hill Ln  
Woodside, CA 94062

File No. 31993

## Warranty Deed

**ALAN P. WINTERS**, as Grantor, of New York, NY, hereby convey and warrant to **SILVER PASS,**

**LLC, a Utah limited liability company**, as Grantees, of Woodside, CA 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 No. 1040, of the HOTEL & RESIDENCES AT EMPIRE CANYON RESORT, according to the Condominium Plat recorded in the Office of the Summit County Recorder on January 20, 2010 as Entry No. 890518, the First Amendment to Condominium Plat recorded June 23, 2011 as Entry No. 925198, and the Second Amendment to Condominium Plat recorded September 2, 2015 as Entry No. 1027256 (the "Condominium Plat") and the Declaration of Covenants, Conditions and Restrictions for the Residences at Empire Canyon Resort recorded in the Office of the Summit County Recorder on January 20, 2010, as Entry No. 890520 in Book 2018 at page 0001, and the First Amendment to Declaration of Covenants, Conditions and Restrictions for the Residences at Empire Canyon Resort recorded June 23, 2011 as Entry No. 925199 (the "Residential Declaration") and as further defined in and made subject to that certain Master Declaration of Covenants, Conditions and Restrictions for the Hotel and Residences At Empire Canyon Resort recorded in the Office of the Summit County Recorder on January 20, 2010, as Entry No. 890519 in Book 2017 at page 1884 (the "Master Declaration"), together with an undivided interest in the non-exclusive easement rights over the Access Area, the Parking Area, the Storage Area and the Balcony/Patio Area appurtenant to such Unit, as designated on the Condominium Plat.**

**HRECRC-1040-1AM**

Subject to the general property taxes for the year 2020 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 1 day of December, 2020

  
ALAN P. WINTERS

STATE OF New York  
COUNTY OF New York SS:

On the 1<sup>st</sup> day of December, 2020, personally appeared before me ALAN P. WINTERS the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Commission expires:  
Residing at:

  
NOTARY PUBLIC

