ENT6527:2019 PG 1 of 2 Jeffery Smith Utah County Recorder 2019 Jan 25 10:11 AM FEE 12.00 BY MG RECORDED FOR Provo Land Title Co. ELECTRONICALLY RECORDED

File # 77480

# WARRANTY DEED

# Niccoli Designs, LLC

GRANTOR(S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

## Unicorn Essentials LLC

GRANTEE(S), of 1020 South 250 East, PROVO, UT 84606 hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in UTAH County, Utah:

#### See Attached Exhibit "A"

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

**TAX SERIAL NO. 38-228-4** 

WITNESS our hands	on this 25th day of Jar	KOUTA.	
		Niccoli Designs, LLC	
State of Utah	)		
County of Utah	SS:		

On the 25th day of January, 2019 personally appeared before me who being by me duly sworn did say, each for himself, that they are the members/managers of the Niccoli Designs LLC a Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

Commission expires: July 27, 2022 /- //- 23
Residing in: Lindon, UT Provide UT

ALEX WHITE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 704021
COMM. EXP. 01-11-2023

# EXHIBIT "A"

Tax Serial No. 38-228-4

### Parcel #1:

Lot No. 1, Plat "AA" of East Bay (a revision of East Bay Plat "Y"), a Planned Unit Development located in Provo, Utah, as the same is identified in the plat recorded in the office of the Utah County Recorder as Entry No. 53835, and Map Filing No. 6661, and subject to the Declaration of Eastements, Covenants, Conditions and Restrictions of East Bay, recorded in the office of the Utah County Recorder as Entry No. 6984, in Book 2286, at Page 681 of official records. (as said Declaration may have heretofore been amended or supplemented).

### Parcel #1A:

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Easements, Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

### Parcel #1B:

TOGETHER WITH the beneficial interest as created in that certain Reciprocal Grant of Easements for Parking, recorded June 11, 1996 as Entry No. 48583, in Book 3992, at Page 290 of official records.

## Parcel #1C:

TOGETHER WITH the beneficial interest as created in that certain Reciprocal Grant of Easements for ingress, egress, parking water supply sanitary sewer access and storm water drainage, recorded March 24, 2016 as Entry No. 24949:2016 of official records.