

Mail Tax notice to:  
Grantee  
1807 Tuscalee Way  
Draper, UT 84020  
MNT File No.: MA10509  
Tax ID No.: 67-076-0001 thru 67-076-0025

## WARRANTY DEED

Cottle Capital Group LLC

**GRANTOR** of , State of , hereby **CONVEYS** and **WARRANTS TO**:

Montdella Townhomes, LLC, a Utah limited liability company

**GRANTEE** of 1807 Tuscalee Way, Draper, UT 84020 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of Utah:

Units 1 thru 25, Montdella Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

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 Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas and Private Road to and from said Lot to a physically open and legally dedicated public street.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.


**WITNESS**, the hand(s) of said grantor(s), 12th day of May, 2020.

Cottle Capital Group LLC

By:  Date: 5-12-2020  
Alan Cottle

State of Utah County of Davis )ss:

On this date, May 12, 2020, personally appeared before me Alan Cottle, who being by me duly sworn did say that he is a Manager of Cottle Capital Group LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Alan Cottle acknowledged to me that said limited liability company executed same.

  
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Notary Public

