

01083686 B: 2443 P: 0330

WHEN RECORDED RETURN TO:

Gary W. Glass
1331 N. Lincoln St
Burbank, CA 91506

Page 1 of 3

Mary Ann Trussell, Summit County Utah Recorder
12/21/2017 11:34:06 AM Fee \$17.00

By COALITION TITLE AGENCY, INC.

Electronically Recorded

Tax ID No.: PSC-404

WARRANTY DEED

Tina Louise Bickel, Trustee of the Tina Louise Bickel Trust dated February 4, 2000, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to

Gary W. Glass,

GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Summit County, State of Utah described as follows:

Unit 404, of PROSPECTOR SQUARE CONDOMINIUMS, a Utah Expandable Condominium Project, together with the appurtenant ownership interest in and to the common areas and facilities of the project, as the same are identified and established in the Record of Survey Map recorded September 2, 1978 as Entry No. 148127; the Declaration of Covenants, Conditions and Restrictions and By-laws recorded August 2, 1978 as Entry No. 148128 in Book M117 at Page 249; the Amendment to Declarations recorded August 11, 1978 as Entry No. 148407 in Book M117 at Page 724; the Supplemental Record of Survey Map recorded December 8, 1978 as Entry No. 151588; the Second Amended Declaration of Covenants, Conditions and Restrictions recorded December 8, 1978 as Entry No. 151587 in Book M124 at Page 403; the Second Supplemental Record of Survey Map recorded May 10, 1979 as Entry No. 155666; the Third Amended Declaration of Covenants, Conditions and Restrictions recorded May 10, 1979 as Entry No. 155665 in Book M133 at Page 8; the Third Supplemental Record of Survey Map recorded August 7, 1981 as Entry No. 182367; and the Fourth Amended Declaration of Covenants, Conditions and Restrictions recorded August 7, 1981 as Entry No. 182368 in Book M195 at Page 223 of the Official Records in the Office of the Summit County Recorder.

Excepting from said condominium project, the following described tracts:

BEGINNING at a point South 1957.76 feet West 273.56 feet from the Northeast corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the Northerly right-of-way line of the Union Pacific Railroad, and running thence south 73°09'48" West along said Northerly right-of-way line 357.11 feet; thence North 16°50'12" West 143.38 feet; thence West 25.00 feet to the East right-of-way line of Gold Dust Lane; Thence North 323.77 feet along said East right-of-way line to a point of a 15.00 foot radius curve to the right, the radius point of which is East 15.00 feet; thence Northeasterly along the arc of said curve and Easterly right-of-way line 23.56 feet to a point of a 1766.00 foot radius curve to the left, the radius point of which is North 1766.00 feet; thence Northeasterly along the arc of said curve and Southerly right-of-way line of Sidewinder Drive, 277.78 feet; thence South 16°29' East 411.28 feet to the point of beginning

BEGINNING at a point which is South 1957.76 feet and West 273.56 feet from the Northeast corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the

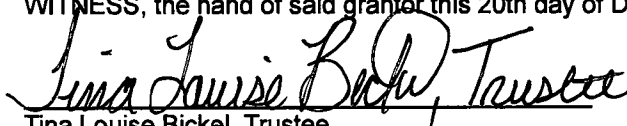
Northerly right-of-way line of the Union Pacific Railroad, and running thence North 16°29' West 160.48 feet; thence North 73°09'48" East 130.55 feet; thence South 16°50'12" East 160.48 feet to the North right-of-way line of the Union Pacific Railroad; thence Southwest along the North side of said Railroad to the point of beginning.

BEGINNING at a point which is south 1768.01 feet and West 193.55 feet from the Northeast Corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on a chain link fence and running thence North 73°02'24" East 14.77 feet along said fence; thence South 16°58'11" East 119.57 feet along said fence; thence South 73°13'15" West 15.05 feet along said fence; thence North 16°16'12" West 119.52 feet to the point of beginning.

(Tax Serial No. PSC-404)

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 20th day of December, 2017.


Tina Louise Bickel, Trustee

State of Utah
County of Summit

On this ____ day of December, 2017, personally appeared before me, the undersigned Notary Public, personally appeared Tina Louise Bickel, Trustee of the Tina Louise Bickel Trust dated February 4, 2000, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

See attached

Notary Public
My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On December 18, 2017 before me, D. Willingham, notary public
(insert name and title of the officer)

personally appeared Tina Louise Bickel,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]* (Seal)

