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1/6/2016 2:03:00 PM \$10.00
Book - 10393 Pg - 5584
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 1 P.

Mail Tax notice to:
Grantee
438 North Center Street #304
Salt Lake City, UT 84103
MNT File No.: 49161
Tax ID No.: 08-36-278-018

WARRANTY DEED

Ann St. Clair,

GRANTOR of Bountiful, State of Utah, hereby CONVEYS and WARRANTS TO:

Scott^T Allgier, an unmarried man

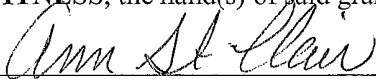
GRANTEE of Salt Lake City, State of Utah, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

Unit 304, contained within the CAPITOL GARDENS, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 2581960, in Book 73-11, at Page 103, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Capitol Gardens, recorded in Salt Lake County, Utah, on August 22, 2014, as Entry No. 11901804, in Book 10254, at Page 8464, of the official records, and all amendments thereto.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

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), 4th day of January, 2016.



Ann St. Clair

State of Utah County of Davis)ss:

On this date, January 4, 2016, personally appeared before me Ann St. Clair, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.



Notary Public

