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9/20/2017 2:36:00 PM \$12.00
Book - 10600 Pg - 4517-4518
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
6340 South 3000 East, Suite 100
Cottonwood Heights, UT 84121
(801)562-1121

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Nicholas Thiriot
1135 East First Avenue #1
Salt Lake City, UT 84103

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **061-5865085** (zth)
A.P.N.: **09-32-491-059-0000**

S.S.C. Co., L.L.C., a Utah limited liability company, Grantor, of **Salt Lake City, Salt Lake** County, State of **Utah**, hereby CONVEY AND WARRANT to

Nicholas Thiriot, an unmarried man, Grantee, of **Salt Lake City, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

UNIT 1135-1, CONTAINED WITHIN THE AVENUES CONDOMINIUMS EAST SECOND AMENDED, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON MAY 12, 2015 IN SALT LAKE COUNTY, AS ENTRY NO. 12048527, IN BOOK 2015P, AT PAGE 107 OF PLATS (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON OCTOBER 30, 2008 IN SALT LAKE COUNTY, AS ENTRY NO. 10552401 IN BOOK 9655 AT PAGE 3733 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this **September 20, 2017**.

S.S.C. Co., L.L.C., a Utah limited liability company

By: Clark L. Johnston

Name: Clark L. Johnston
Title: Manager

By: Susan D. Johnston

Name: Susan D. Johnston
Title: Manager

STATE OF Utah)
)ss.
County of Salt Lake)

On September 20, 2017, before me, the undersigned Notary Public, personally appeared **S.S.C. Co., L.L.C., by Clark L. Johnston and Susan D. Johnston, Managers**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

Zoet Hooton
Notary Public

My Commission Expires: 12/22/18

