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3/9/2018 12:31:00 PM \$14.00
Book - 10654 Pg - 1512-1515
ADAM GARDINER
Recorder, Salt Lake County, UT
REAL ADVANTAGE TITLE INS AGCY
BY: eCASH, DEPUTY - EF 4 P.

Send Tax Statements To:
Grantee
Ortega
3074 East Nordic Drive
Cottonwood Heights UT 84093

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accomodation to the parties named therein. REAL ADVANTAGE TITLE INSURANCE AGENCY hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

WARRANTY DEED

File #: 18314CH
Tax Parcel No.: 22-35-327-014

RESPA

Manuel J. Ortega and Gina Ortega Husband and wife as joint tenants

GRANTOR, hereby CONVEY(S) AND WARRANT(S) TO

Manuel J. Ortega and Gina Ortega and Zoe Raymonde Lambert as joint tenants


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


See Exhibit 'A'

Also known by street and number as: 3074 East Nordic Drive, Cottonwood Heights, UT 84093

Subject to easements, restrictions, and rights of way appearing of record and enforceable in law and equity, and general property taxes for the year 2018 and thereafter.

Witness, the hand of said Grantor, this 21 day of February, 2018


Manuel J Ortega


Gina Ortega

STATE OF UT
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this _____ day of _____, 2018,
by Manuel J Ortega and Gina Ortega, the signer(s) of the foregoing instrument, who duly
acknowledged to me that he/she/they executed the same.

Notary Public

ALL PURPOSE 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 }SS
County of Orange }SS

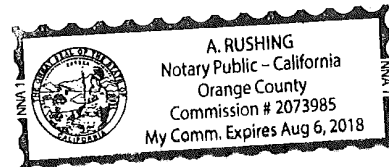
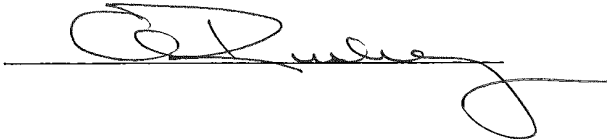
On 2/21/2018 before me, A Rushing, Notary Public
(here insert name and title of the officer)
personally appeared, Manuel J. Ortega & Gina Ortega

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 is true and correct.

WITNESS my hand and official seal

Signature _____



(SEAL)

Escrow File No: 18314CH

EXHIBIT "A"

UNIT 7-A, IN BUILDING 7 CONTAINED WITHIN THE SCANDIA VILLAGE CONDOMINIUM, PHASE ONE, (AMENDED), A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON JUNE 27, 1974 IN SALT LAKE COUNTY, AS ENTRY NO. 2632443, IN BOOK 74-6 OF PLATS, AT PAGE 105 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON AUGUST 05, 1974 IN SALT LAKE COUNTY, AS ENTRY NO. 2640884 IN BOOK 74-8 OF PLATS, AT PAGE 125 (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.