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9/4/2018 12:03:00 PM \$15.00
Book - 10709 Pg - 1595-1596
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
2733 East Parley's Way, Suite 208
Salt Lake City, UT 84109
(801)463-2755

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
GAYLA REYNOLDS
635 North 1200 West # A305
Salt Lake City, UT 84116

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

WARRANTY DEED

Escrow No. **063-5931393** (jrm)
A.P.N.: **08-35-103-022-0000**

JULIE CLEMENTS, Grantor, of **Salt Lake City, Salt Lake County, State of UT**, hereby CONVEY AND WARRANT to

GAYLA REYNOLDS, 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**:

APARTMENT HOME UNIT NO. A305, CONTAINED WITHIN THE TERRACES OF ROSE PARK, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON SEPTEMBER 04, 1963 IN SALT LAKE COUNTY, AS ENTRY NO. 1943884 IN BOOK AA, AT PAGE 41 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON SEPTEMBER 04, 1963 IN SALT LAKE COUNTY AS ENTRY NO. 1943885 IN BOOK 2094 AT PAGE 401 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.), TOGETHER WITH AN 1/94 UNDIVIDED OWNERSHIP INTEREST IN COMMON AREAS AND FACILITIES OF SAID TERRACES OF ROSE PARK CONDOMINIUM PROJECT, WHICH 1/94 INTEREST IS APPURTENANT TO THE SAID APARTMENT-HOME UNIT NO. A305, WHICH CONDOMINIUM PROJECT IS LOCATED IN SALT LAKE COUNTY, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS, TO-WIT:

ALL OF LOTS 39 AND 40, BLOCK 13, OAKLEY, TOGETHER WITH THE WEST 8.13 FEET TO THE VACATED ALLEY ADJOINING SAID PROPERTY ON THE EAST; ALL OF LOTS 1, 8 AND 9, BLOCK 1, ROSE PARK PLAT "B", AND PART OF LOT 10, BLOCK 1, ROSE PARK PLAT "B" ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°00'55" WEST 80.11 FEET FROM THE SOUTHWEST CORNER OF LOT 10, BLOCK 1, ROSE PARK PLAT "B", AND RUNNING THENCE

NORTH 00°00'55" WEST 502.54 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 1, ROSE PARK PLAT "B"; THENCE NORTH 89°58'05" EAST 316.25 FEET; THENCE SOUTH 00°00'55" EAST 482.76 FEET; THENCE NORTH 89°59'46" WEST 125.0 FEET; THENCE SOUTH 00°00'55" EAST 19.89 FEET; THENCE NORTH 89°59'46" WEST 191.25 FEET, TO THE POINT OF BEGINNING.

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

Witness, the hand(s) of said Grantor(s), this **September 4, 2018**.

Julie Clements
JULIE CLEMENTS

STATE OF UT)
County of Salt Lake) ss.

On Sept 4, 2018, before me, the undersigned Notary Public, personally appeared **JULIE CLEMENTS**, 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.



My Commission Expires: 9-21-21

Notary Public

