

**MAIL TAX NOTICE TO**

Karen Ishimatsu  
616 East 3990 South  
Salt Lake City, UT 84107

File Number: 18-3153-SS

12852767

9/20/2018 4:10:00 PM \$12.00

Book - 10714 Pg - 3852-3853

ADAM GARDINER

Recorder, Salt Lake County, UT

NOVATION TITLE INSURANCE AGCY

BY: eCASH, DEPUTY - EF 2 P.

**Warranty Deed**

**GRANTOR(S): LaRea R. Herron**

hereby CONVEY(S) and WARRANT(S) to:

**GRANTEE(S): Karen Ishimatsu, a single woman**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake** County, State of Utah:

Unit No. 76, in Building 18, of WAYLAND STATION AT OLD FARM, a Prowswood Open Space Community (Phase No. 3), a Utah Condominium Project, according to the Record of Survey Map filed for record as Entry No. 2917095, in Book 77-3 of Plats at Page 69, together with the appurtenant undivided ownership interest in the "Common Areas and Facilities" of WAYLAND STATION AT OLD FARM Phases 1, 2, and 3, all of which is defined and described in the Declaration of Condominium of Wayland Station at Old Farm a Prowswood Open Space Community (Phase 3), the Exhibits attached thereto, filed for record as Entry No. 2917096, in Book 4458 at Pages 1138 through 1179 of official records and the Amendment to Declaration of Condominium of Wayland Station at Old Farm, a Prowswood Open Space Community (Phase 3) filed for record as Entry No. 2992305 in Book 4543 at Pages 1336 through 1340 of Official Records.

Together with the rights of way over and across those portions known as "Old Farm Road" and "Old Farm Lane", as shown and described on the Record of Survey Map and the Declaration of Condominium.

Together with an exclusive easement to use the "Limited Common Areas" which include the patio, balconies and storage rooms located adjacent to said Unit and specifically assigned parking areas, whenever shown on the Record of Survey Map and/or set forth in the Declaration of Condominium.

Together with a right and easement of use and enjoyment in and to the common properties described as provided for, and subject to the provisions therein, in that certain Declaration of Covenants, Conditions and Restrictions, concerning the Old Farm Community Phase "1" filed for record as Entry No. 2630430, in Book 3613, at Pages 431 through 447, of official records, and in that certain Declaration of Covenants, Conditions and Restrictions concerning the Old Farm Community Phase No. 2, filed for record as Entry No. 2893199, in Book 4432, at Pages 1371 through 1397 of official records.

Tax ID No. 16-31-478-013-0000

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants Conditions and Restrictions now of record.

WITNESS, the hand(s) of the Grantor(s), this 20<sup>th</sup> of September 2018.

LaRea R. Herron  
LaRea R. Herron

State of Utah        }  
                                  } ss  
County of Salt Lake}

On this 20, day of September 2018, personally appeared before me, **LaRea R. Herron**, the signer of the above instrument, who duly acknowledged before me that she executed the same.

Witness my hand and official seal

[Signature]  
Notary Public

