

13137131  
12/2/2019 2:11:00 PM \$40.00  
Book - 10867 Pg - 2223-2224  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
THE MCCULLOUGH GROUP LLC  
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TO:  
GREGORY C. ZAUGG, ESQ.  
THE McCULLOUGH GROUP, LLC  
405 SOUTH MAIN STREET, SUITE 800  
SALT LAKE CITY, UTAH 84111

**GRANTEE ADDRESS:**  
HIDDEN PEAK SUMMIT, LLC  
9350 SOUTH 150 EAST, SUITE 1000  
SANDY, UTAH 84070

Space above for County Recorder's use


Parcel # 16-11-252-145

### SPECIAL WARRANTY DEED

**GREGORY S. MILLER AND JOSHUA C. MILLER**, grantors, of Salt Lake County, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under them to **HIDDEN PEAK SUMMIT, LLC, A UTAH LIMITED LIABILITY COMPANY**, grantee, of Salt Lake County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Salt Lake County, State of Utah**:

**SEE ATTACHED EXHIBIT A**

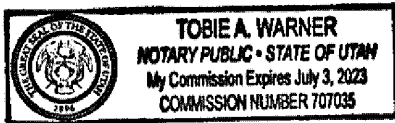
WITNESS, the hands of said grantors this 26 day of NOVEMBER, 2019.

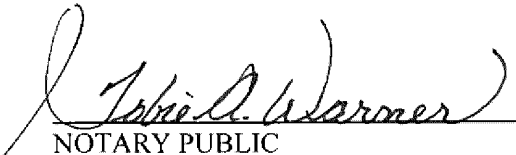
  
\_\_\_\_\_  
GREGORY S. MILLER

  
\_\_\_\_\_  
JOSHUA C. MILLER

STATE OF UTAH                                 )  
  : ss.  
COUNTY OF SALT LAKE                     )

On the 26 day of NOVEMBER, 2019, personally appeared before me, **GREGORY S. MILLER AND JOSHUA C. MILLER**, the signers of the within instrument, who duly acknowledged to me that they executed the same.



  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A**

**UNIT NO. 114, AND CAR STALL NO. C54, CONTAINED WITHIN THE CANYON CREST CONDOMINIUM PROJECT (REVISED). A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED AUGUST 26, 1965, AS ENTRY NO. 2106553, IN BOOK DD OF PLATS, AT PAGE 22, AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO, RECORDS OF SALT LAKE COUNTY, STATE OF UTAH, AND AS FURTHER DEFINED AND ESTABLISHED IN THE ENABLING DECLARATION OF CANYON CREST CONDOMINIUM PROJECT, RECORDED AUGUST 26, 1965, AS ENTRY NO. 2106554 IN BOOK 2369, AT PAGE 118, AND ANY AMENDMENTS AND/OR SUPPLEMENTS 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 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 NONEXCLUSIVE 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 MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.**

**LESS AND EXCEPTING ANY AND ALL WATER RIGHTS ASSOCIATED HERewith.**

**SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD AND ENFORCEABLE IN LAW AND SUBJECT TO 2019 TAXES AND THEREAFTER.**