

13265347  
5/8/2020 3:13:00 PM \$40.00  
Book - 10940 Pg - 7958-7959  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
SUTHERLAND TITLE  
BY: eCASH, DEPUTY - EF 2 P.

**WHEN RECORDED RETURN TO:**  
COLE P. EVANS  
1840 South 300 East  
#12  
Salt Lake City, UT 84115  
Tax ID No.: 16-18-341-013

## WARRANTY DEED

YASAMINA K. ROQUE, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to

COLE P. EVANS ,A SINGLE MAN

**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" ATTACHED HERETO

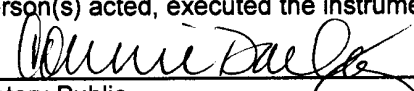
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

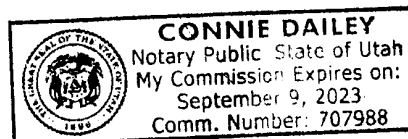
WITNESS, the hand of said grantor this 7th day of May, 2020.

  
\_\_\_\_\_  
YASAMINA K. ROQUE

State of Utah  
County of Salt Lake

On this 7th day of May, 2020, personally appeared before me, the undersigned Notary Public, personally appeared YASAMINA K. ROQUE, 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 before 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.

  
\_\_\_\_\_  
Notary Public  
My commission expires: September 09, 2023



File Number: 44268  
Warranty Deed Ind BP UT

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Unit 12, in Building B, contained within IVY COURT CONDOMINIUMS, as the same is identified on the official plat of said Condominium Project recorded in the Office of the County Recorder Salt Lake County, State of Utah, on December 16, 1980, as Entry No. 3514694, in Book 80-12P of Plats, at Page 198, and further defined and described in the Declaration of Covenants, Conditions and Restricitons recorded December 30, 1980, as Entry No. 3518759, in Book 5196, at Page 310, of official records (as said Map and Declaration may heretofore be amended and/or supplemented). 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 of Condominium 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 non-exclusive 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 and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax Parcel No.: 16-18-341-013