

When Recorded mail to:  
GRANTEE'S ADDRESS:  
Zach Adams  
14672 S Bloom Drive # N-201  
Herriman, UT 84096

13428912  
10/16/2020 3:14:00 PM \$40.00  
Book - 11040 Pg - 3916-3918  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
NATIONAL TITLE AGCY OF UT INC  
BY: eCASH, DEPUTY - EF 3 P.

Escrow No. 20-4052TB

--Space above for recorder's use--

[PARCEL ID 33-07-427-177-0000]

## **WARRANTY DEED**

**RYAN GARDNER AND SONJA GARDNER**

Grantors, hereby convey and warrant to

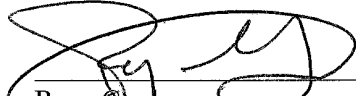
**ZACH ADAMS AND ALLISON WATSON, AS JOINT TENANTS**

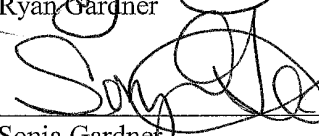
Grantees, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Salt Lake County, Utah, to-wit:

See Exhibit "A" Attached Hereto And By Reference To Made a Part Hereof

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS the hands of said Grantors this 15th day of October, 2020.

  
\_\_\_\_\_  
Ryan Gardner

  
\_\_\_\_\_  
Sonja Gardner


STATE OF UTAH

COUNTY OF SALT LAKE

} SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup> of October, 2020, by **Ryan Gardner and Sonja Gardner**.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 1/5/2021

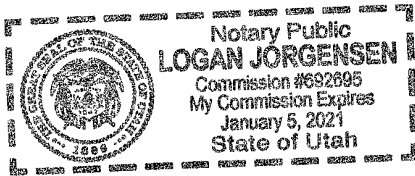


Exhibit "A"  
Legal Description

Unit 201, Building N, SADDLEBROOK BUILDING N CONDOMINIUM, AMENDING PART OF LOT C, SOUTH HERRIMAN, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 12821804 in Book 2018P at Page 265, (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium recorded in Salt Lake County, Utah, as Entry No. 12709696 in Book 10644 at Page 2066 (as said Declaration may have heretofore been amended or supplemented).

Together with the undivided percentage ownership interest in the Common Areas and Facilities appurtenant to such Unit, subject to the covenants, conditions, restrictions, limitations and easements set forth in said Declaration.

Reserving specifically unto grantor all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, on, in, or under the above-described property, and all subsurface rights of any and all kinds to the extent not included above; provided, however, in all events grantor does not reserve the right (and shall not have the right) to use the property or extract minerals or other substances from the property above a depth of 250 feet, nor does grantor reserve the right (nor shall grantor have the right) to use the surface of the property in connection with the rights reserved herein.