

13477505
11/30/2020 2:17:00 PM \$40.00
Book - 11070 Pg - 2709-2710
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SUTHERLAND TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED RETURN TO:
COLBY R. SALMON and TARYN L. SALMON
1826 East Melbourne Court
Millcreek, UT 84106
Tax ID No.: 16-28-407-053

WARRANTY DEED

MELBOURNE CORNER, LLC, a Utah limited liability company,, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to

TARYN L. SALMON AND COLBY R. SALMON, wife and husband, as joint tenants,

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:


Unit 5, MELBOURNE CORNER P.U.D., a Planned Unit Development, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah, on August 29, 2019 as Entry No. 13062570, in Book 2019P of Plats, at Page 244, and further defined and described in the Declaration of Covenants, Conditions and Restrictions recorded October 30, 2020, as Entry No. 13446875, in Book 11051, at Page 9098, of official records (as said Map and Declaration may heretofore be amended and/or supplemented). TOGETHER WITH a non-exclusive easement of use and enjoyment, and the undivided percentage of ownership, if any, in and to the projects common areas and facilities as defined and provided for in said Map and Declaration.

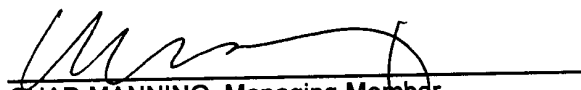
Tax Parcel No.: 16-28-407-053

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 23rd day of November, 2020.

MELBOURNE CORNER, LLC


BRIGHAM WILCOX, Managing Member


CHAD MANNING, Managing Member

File Number: 47615
Warranty Deed Ent BP UT

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State of Utah
County of Salt Lake

On this 23rd day of November, 2020, before me, the undersigned Notary Public, personally appeared BRIGHAM WILCOX and CHAD MANNING who are the Managing Member and Managing Member of MELBOURNE CORNER, LLC 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: October 21, 2022

