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5/19/2021 1:23:00 PM \$40.00
Book - 11177 Pg - 1433-1434
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
7730 South Union Park Ave, Ste 650
Midvale, UT 84047
(801)255-4800

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Margaret Leigh Osburn
1933 Freda Lane
Cardiff by the Sea, CA 92007

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **394-6132009 (SE)**
A.P.N.: **21-09-408-012-0000**

Mariana N. Tamaura, a single woman, Grantor, of **Taylorsville, Salt Lake County, State of UT**, hereby CONVEY AND WARRANT to

Margaret L. Osburn, Grantee, of **Taylorsville, Salt Lake County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

UNIT NO. BR, IN BUILDING 3, CONTAINED WITHIN THE HERITAGE TOWNHOMES, PHASE TWO, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, AS ENTRY NO. 6460871, IN BOOK 96-9P, AT PAGE 314, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN SALT LAKE COUNTY, AS ENTRY NO. 6460872 IN BOOK 7494 AT PAGE 230 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **May 17th, 2021**.

Mariana N. Tamaura
Mariana N Tamaura

STATE OF UTAH)
County of SALT LAKE)ss.

On MAY 17, 2021, before me, the undersigned Notary Public, personally appeared **Mariana N Tamaura**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 9/1/22

Shonna Evans

Notary Public

