

When recorded mail to (Tax Mailing Address):
Grantee
6647 W Merlot Way
West Jordan, UT 84081
MTC File No. 308740

13731639
7/30/2021 12:00:00 PM \$40.00
Book - 11214 Pg - 5060-5061
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Brett T. Bawden and Janeen Bawden, husband and wife, as joint tenants, GRANTORS, for good and valuable consideration, hereby convey and warrant to

Robert P. Simmons and Karen C. Simmons, Trustees of The Robert P. Simmons and Karen C. Simmons Revocable Living Trust, dated the 10 Day of March, 2020, as to an undivided two-thirds (2/3) interest; and Michelle Brianne Simmons, as to an undivided one-third (1/3) interest

GRANTEES, the following real property located in Salt Lake County, State of Utah, described as:

Unit 1112-2, contained within IVY SPRINGS CONDOMINIUMS PHASE 4, as the same is identified on the official plat of said Condominium Project recorded in the Office of the County Recorder of Salt Lake County, State of Utah, on January 29, 2004, as Entry No. 8964618, in Book 2004P of Plats, at Page 21, and further defined and described in the Declaration of Condominium recorded October 30, 2002, as Entry No. 8403950, in Book 8675, at Page 2580, 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. 20-34-454-053

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

