

WE HEREBY CERTIFY THAT THIS IS A TRUE AND  
CORRECT COPY OF THE ORIGINAL HEREOF  
FIRST AMERICAN TITLE INSURANCE CO.

BY \_\_\_\_\_

  
Lynn Marie Goble

Prepared by:  
National Deed Network, Inc.  
36181 East Lake Road #382  
Palm Harbor, FL 34685

Return to &  
Mail tax statements to:  
Douglas Cram and Elaine M. Cram  
7176 Greenford Way,  
Roseville, Ca. 95747

Property Tax ID#:  
24-27-230-003-0000 Order #: 472070

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of ONE DOLLAR AND 0/100 (\$ 1.00 ) DOLLARS, and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on the 6th day of AUGUST, 2021, DOUGLAS CRAM, hereinafter referred to as "Grantor" does hereby grant, convey and generally warrant unto DOUGLAS CRAM and ELAINE M. CRAM, husband and wife, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Salt Lake, State of Utah, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Parcel ID: 24-27-230-003-0000  
Property Address: 12090 Big Cottonwood, Brighton, Utah 84121

Less and except all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor's.

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

To have and to hold same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

13745521  
8/13/2021 3:54:00 PM \$40.00  
Book - 11222 Pg - 4084-4087  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE INS - API  
BY: eCASH, DEPUTY - EF 4 P.

GRANTOR does for Grantor and Grantor's successor, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor's is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor have a good right to sell and convey the same as aforesaid; and to forever specially warrant and defend the title to the said lands against all claims whatever.

To have and to hold to the said Grantee and Grantee's heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that then the heirs and assigns of the Grantee herein shall take as tenants in common.

Witness Grantor(s) hand(s) this the 6th day of August, 2021.

  
\_\_\_\_\_  
DOUGLAS CRAM

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was hereby acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by DOUGLAS CRAM.

*See attached*

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer

On 8/6/2021 before me, Wendy Groves Notary Public  
(insert name and title of the officer)

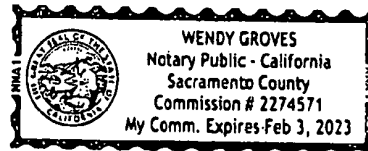
personally appeared Douglas Cram  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Wendy Groves

(Seal)



**EXHIBIT "A"**

The Land referred to herein below is situated in the City of BRIGHTON, County of Salt Lake, State of Utah, and is described as follows:

RESIDENTIAL UNIT 103, CONTAINED WITHIN THE POWDERHORN LODGE CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, UTAH, ON FEBRUARY 29, 2000 AS ENTRY NO. 7584163, IN BOOK 2000P AT PAGE 56 AND IN THE AMENDED RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, UTAH, ON MARCH 31, 2000 AS ENTRY NO. 7608007 IN BOOK 2000P AT PAGE 84 (AS SAID RECORD OF SURVEY MAP SHALL HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM FOR POWDERHORN LODGE CONDOMINIUM PROJECT, RECORDED IN SALT LAKE COUNTY, UTAH ON FEBRUARY 29, 2000 AS ENTRY NO. 7584164 IN BOOK 8345 AT PAGE 0816 AND IN THE RE-RECORDED DECLARATION OF CONDOMINIUM FOR POWDERHORN LODGE CONDOMINIUM PROJECT RECORDED IN SALT LAKE COUNTY, UTAH ON MARCH 31, 2000 AS ENTRY NO. 7608008 IN BOOK 8352 AT PAGE 2212 OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED). TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON ELEMENTS THAT IS APPURTENANT TO SAID UNIT AS MORE PARTICULARLY DESCRIBED IN SAID DECLARATION.

APN: 24-27-230-003-0000