

13848397 B: 11283 P: 786 Total Pages: 3
12/16/2021 11:10 AM By: ndarmiento Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - BOUNTIFUL
585 WEST 500 SOUTH BOUNTIFUL, UT 84010

Recording Requested by:
First American Title Insurance Company
585 West 500 South, Suite 100
Bountiful, UT 84010
(801)298-2400

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
The Shelly R. Coburn Trust, dated the 8th
day of May, 2017
35 East 100 South #1905
Salt Lake City, UT 84111

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **331-6185375 (LR)**
A.P.N.: **16-06-111-144-0000**

JRM-Regent, LLC, Grantor, of **Salt Lake City, Salt Lake County**, State of **UT**, hereby CONVEY AND WARRANT to

Shelly R. Coburn, Trustee of The Shelly R. Coburn Trust, dated the 8th day of May, 2017, Grantee, of **Salt Lake City, 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**:

PARCEL 1:

UNIT NO. 1905, THE REGENT AT CITY CREEK CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE RECORDER'S OFFICE OF SALT LAKE COUNTY, STATE OF UTAH, AS ENTRY NO. 11134085, ON FEBRUARY 14, 2011, (THE "PLAT") AND ACCORDING TO THE DECLARATION OF CONDOMINIUM OF THE REGENT AT CITY CREEK CONDOMINIUMS (THE "DECLARATION"), RECORDED IN THE RECORDER'S OFFICE OF SALT LAKE COUNTY, STATE OF UTAH, AS ENTRY NO. 11134086, IN BOOK 9905, BEGINNING AT PAGE 3694, ON FEBRUARY 14, 2011, AS AMENDED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF THE REGENT AT CITY CREEK CONDOMINIUMS, RECORDED IN THE RECORDER'S OFFICE OF SALT LAKE COUNTY, STATE OF UTAH, AS ENTRY NO. 11815162, IN BOOK 10215, BEGINNING AT PAGE 9405, ON MARCH 7, 2014 (COLLECTIVELY, THE "DECLARATION"), AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED

TOGETHER WITH (I) AN UNDIVIDED OWNERSHIP INTEREST IN ALL COMMON AREAS AND COMMON FACILITIES OF THE REGENT AT CITY CREEK CONDOMINIUMS AS MORE FULLY SET FORTH IN THE DECLARATION AND (II) ALL RIGHTS, BENEFITS AND EASEMENTS DESCRIBED AND PROVIDED FOR IN SAID DECLARATION.

TOGETHER WITH:

PARCEL 2:

ALL INGRESS, EGRESS, ACCESS, USE, PARKING, AND OTHER RIGHTS AND BENEFITS OF THE INSURED AS SET FORTH IN THAT CERTAIN PARKING LICENSE AGREEMENT BETWEEN CITY CREEK RESERVE, INC., AND THE INSURED, SUBJECT TO ALL OF THE TERMS, PROVISIONS, AND CONDITIONS OF SUCH PARKING LICENSE AGREEMENT.

TOGETHER WITH:

PARCEL 3:

ALL INGRESS, EGRESS, ACCESS, USE, STORAGE, AND OTHER RIGHTS AND BENEFITS OF THE INSURED AS SET FORTH IN THAT CERTAIN STORAGE FACILITIES LICENSE AGREEMENT BETWEEN CITY CREEK RESERVE, INC., AND THE INSURED, SUBJECT TO ALL OF THE TERMS, PROVISIONS, AND CONDITIONS OF SUCH STORAGE UNIT LICENSE AGREEMENT.

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 **December 13th**, 2021.

JRM-Regent, LLC

By: _____


Name: John R. Miller
Title: Manager

STATE OF Utah)
County of Salt Lake)ss.

On Dec 13, 2021, before me, the undersigned Notary Public, personally appeared **John R. Miller, Manager for JRM-Regent, 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 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.

Tresea Ann Davis
Notary Public

My Commission Expires:

