

12732

WHEN RECORDED MAIL TAX NOTICE TO:  
Jared Fox  
960 EAST 100 SOUTH #D3  
SALT LAKE CITY, UT 84102

**13924201 B: 11324 P: 1538 Total Pages: 3**  
**04/01/2022 12:04 PM By: zjorgensen Fees: \$40.00**  
WD- WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: ARTISAN TITLE  
6330 S 3000 E STE 670SALT LAKE CITY, UT 841213556

## WARRANTY DEED

**SHAWN LUPCHO AND SHAUNA LUPCHO, HUSBAND AND WIFE AS JOINT TENANTS**

of SALT LAKE CITY , County of SALT LAKE , State of Utah  
hereby CONVEY and WARRANTY to

Grantor,

**Jared Fox**

Grantee,

of SALT LAKE CITY , County of SALT LAKE , State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE County, State of UT, to-wit

See Attached Exhibit "A"

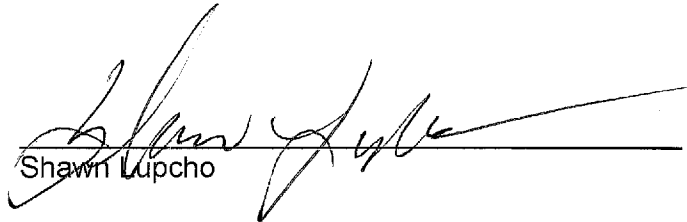
16-05-134-012

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

16-05-134-012

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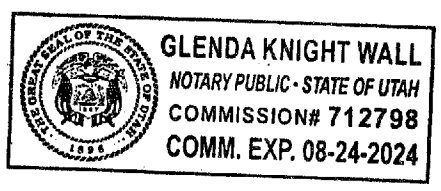
WITNESS the hand of said grantor, this 30<sup>th</sup> day of ~~April~~ March, 2022

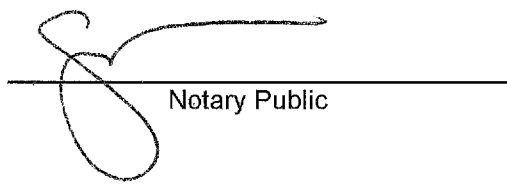
  
Shawn Lupcho

  
Shauna Lupcho

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On the 30 day of March, 2022, personally appeared before me Shawn Lupcho and Shauna Lupcho, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



  
Notary Public

**EXHIBIT "A"**

Unit No. D/E3, FIRST STREET CONDOMINIUMS AMENDED, (formerly known as SALT LAKE EYE CLINIC CONDOMINIUM), according to the Record of Survey Map filed for record as Entry No. 2690761 in Book "75-3" of Plats at Page 35, together with the appurtenant undivided ownership interest in the "Common Areas and Facilities", all of which is defined and described in the Declaration of Covenants, Conditions and Restrictions and Bylaws for Salt Lake Eye Clinic, and the Appendices attached thereto, filed for record as Entry No. 2690760 in Book 3804 at Pages I through 43 of Official Records, and amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Salt Lake Eye Clinic, recorded February 8, 1982, as Entry No. 3646610 in Book 5339 at Pages 732 through 734 of Official Records, and Amended and Restated Declaration recorded August 18, 1998 as Entry No. 7060493 in Book 8068 at Page 472.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project 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 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).

Together with a right of way over the following: Beginning at a point 122.50 feet South from the Northeast corner of Lot 6, Block 56, Plat "B", Salt Lake City Survey, and running thence South 10.0 feet; thence West 270.0 feet; thence North 10.0 feet; thence East 270.0 feet to the point of beginning.