

File No. 225313SL
Mail Tax Notices to:
Grantee
7196 South Station Creek Way #4U
Midvale, Utah, 84047

14000108 B: 11364 P: 2818 Total Pages: 2
08/12/2022 04:45 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ADVANCED TITLE
6707 S 1300 E STE 100SALT LAKE CITY, UT 841212718

WARRANTY DEED

Brett Mark Andrus and Brianna Lorene Andrus

GRANTOR

Of Salt Lake County, State of Utah, hereby conveys and Warrants to

Alexa Swain Richardson

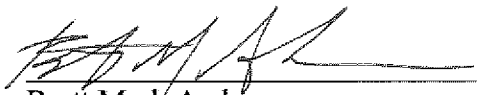
GRANTEE

For the sum of ten and no/00 -----DOLLARS
and other good and valuable consideration the following described tract of land in Salt Lake
County, State of Utah:

See Attached Exhibit "A"

Tax I.D.: 22-29-230-049

WITNESS the hand of said Grantor, this 9 day of August, 2022.


Brett Mark Andrus


Brianna Lorene Andrus

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 9 day of August, 2022, personally appeared before me Brett Mark Andrus and Brianna Lorene Andrus, the signer of the within instrument, who duly acknowledged to me that they executed the same.

My Commission Expires:
10-12-23


Notary Public

Residing in Salt Lake County,

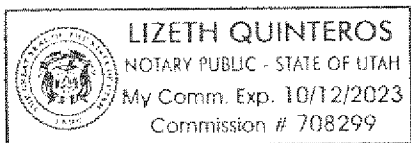


EXHIBIT "A"

Unit 4U, contained within The Shadow Ridge Condominium, formerly known as Waterside II Condominium a Condominium project appearing in the records of the County recorder of Salt Lake County, Utah as Entry No. 4877248, in Book 90-01, at Page 013, and as defined and described in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Waterside II Condominium, recorded in Salt Lake County, Utah on January 31, 1990, as Entry No. 4877249, in Book 6195 at Page 416 and as amended on September 14, 1995 as Entry No. 6165488 in Book 7227, at Page 1721 and any amendments thereto.

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 relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) The nonexclusive 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 of Survey Map (as said Declaration and May hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Together with all undivided interests in the general common areas and the exclusive right to use and occupy the limited common areas appurtenants to such units as described on such record of survey map.

Tax I.D.: 22-29-230-049