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09/01/2022 12:43 PM By: sarvizo Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TITLE GUARANTEE
1385 E FORT UNION BLVDSALT LAKE CITY, UT 841212887

MAIL TAX NOTICE TO:

Name: TROY R. CROSLAND
Address: 2177 West 9240 South
West Jordan, UT 84088

WARRANTY DEED

Richard John Timmons and Carol Timmons as Trustees of the GPL Trust dated October 15, 2019

GRANTOR

of **SALT LAKE** County and State of **UTAH**, hereby **CONVEY(S) AND WARRANTS** to:

Troy R. Crosland

GRANTEE

of **SALT LAKE**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **SALT LAKE** County and State of **UTAH** described as follows:

Parcel 1:

Unit 7, contained within the Carriage Lane at the Grove, a condominium project formerly known as the Grove Condominium, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, November 22, 1993, as Entry No. 5662628, in Book 93-11, at Page 312 of Plats, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws recorded November 22, 1993, as Entry No. 5662629, in Book 6806, at Page 2415, of official records (as said Map and Declaration may have been amended and/or supplemented) in the office of the recorder of Salt Lake County.

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 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 Serial No. 27-03-352-008

Parcel 2:

Beginning North 0°01'37" West 792 feet and South 89°53'45" East 48 feet from the Southwest corner Section 3, Township 3 South, Range 1 West, Salt Lake Meridian; said point being Southwest corner Lot 7, Carriage Lane at the Grove Condo; thence South 89°53'45" East 157 feet; thence South 10 feet; thence North 89°53'45" West 157 feet; thence North 0°01'37" West 10 feet to beginning.

Situate in Salt Lake County, State of Utah.

Tax Serial No. 27-30-351-008

also known by street and number of: 2177 West 9240 South, West Jordan, UT 84088

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2022 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 1st day of September, 2022.

GPL Trust dated October 15, 2019

By:


Richard John Timmons, Trustee

By:

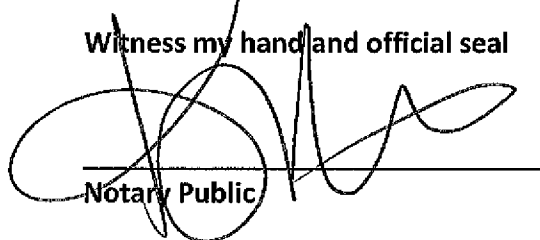

Carol Timmons, Trustee

TG File No. 41087-RS

STATE OF UTAH
COUNTY OF SALT LAKE

On this 1st day of September, 2022, before me, a notary public, personally appeared Richard John Timmons and Carol Timmons, Trustees of GPL Trust dated October 15, 2019, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public

