

Mail Tax notice to:
Grantee
3461 S. State Street, Unit 2H
Salt Lake City, UT 84115

14050535 B: 11389 P: 6938 Total Pages: 2
12/07/2022 03:10 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO EXPERIENCE TITLE
345 E BROADWAYSALT LAKE CITY, UT 841112604

MET File No.: ET10360
Tax ID No.: 16-31-104-012

WARRANTY DEED

Aberlour LLC, a Utah limited liability company

GRANTOR of Murray, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

Francis Weah

GRANTEE of Salt Lake City, State of for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Salt Lake County, State of Utah:

Unit 2H, contained within the ABERLOUR CONDOMINIUMS, amending Lot 1 of the Prestwick Subdivison, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 13999075, in Book 2022P, at Page 188, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Aberlour Condominiums, recorded in Salt Lake County, Utah, on August 11, 2022, as Entry No. 13999076, in Book 11363, at Page 54, of the official records, and all 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 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.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor(s) this 7th day of December, 2022.

Aberlour LLC, a Utah limited liability company

**By: Hamlet Development Corporation, a Utah corporation
Its: Manager**

By: 
Michael Brodsky, President

State of Utah, County of Salt Lake) ss:

On this 7th day of December, 2022, personally appeared before me **Michael Brodsky**, who being by me duly sworn did say that he is the President of Hamlet Development Corporation, a Utah corporation, as Manager of **Aberlour LLC, a Utah limited liability company** that executed the above and foregoing instrument and that said instrument was signed on behalf of said limited liability company by authority of its corporate resolution and/or articles of organization and said **Michael Brodsky** acknowledged to me that the said limited liability company executed the same.


Notary Public

