

MAIL TAX NOTICE TO:

Name: Ahmad Vedadi
Address: 2148 E. Montane
Draper, UT 84020

14064903 B: 11397 P: 1056 Total Pages: 3
01/23/2023 11:08 AM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TITLE GUARANTEE
1385 E FORT UNION BLVDSALT LAKE CITY, UT 841212887

WARRANTY DEED

Ahmad Vedadi and Haleh Machiyani, as joint tenants

GRANTOR

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

Mazaroon Property LLC

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:

Unit 17, contained within the Villas at Bridle Ridge Condominiums, a Utah Condominium Project as identified in the Record of Survey Map recorded May 19, 2008, as Entry No. 10431770, in Book 2008P, at Page 129 of Plats, and as further defined and described in the Declaration of Condominium of the Villas at Bridle Ridge Condominiums, recorded May 19, 2008, as Entry No. 10431775, in Book 9608, at Page 2486, in the office of the Recorder of Salt Lake County, Utah, and in any supplements/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

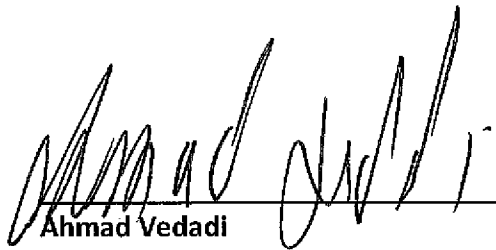
hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

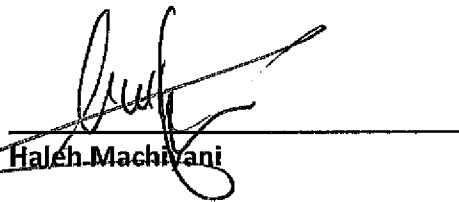
Tax Serial No. 28-31-352-017

also known by street and number of: 99 East Bridle Villa Drive, Draper, UT 84020

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 20²³ and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 20th day of January, 20²³

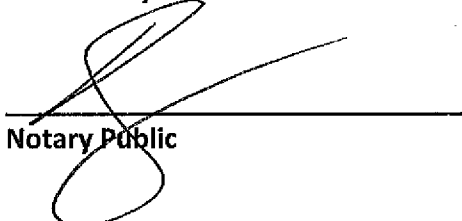

Ahmad Vedadi

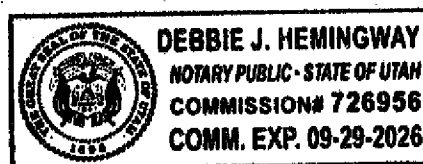

Haleh Machiyani

STATE OF UTAH
COUNTY OF SALT LAKE

On this 20th day of January, 2023, before me Debbie J. Hemingway, a notary public, personally appeared Ahmad Vedadi and ~~Haleh Machiyani~~ ^{DF}, 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

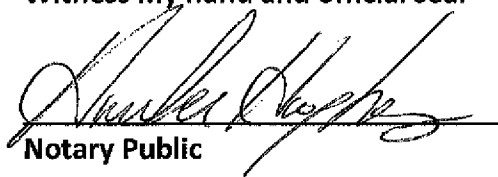


TG File No. 43140-RS

STATE OF UTAH
COUNTY OF SALT LAKE

On this 20 day of January, 2023, before me Amber Hughes, a notary public, personally appeared Haleh Machiyani, 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

