

14144586 B: 11440 P: 4204 Total Pages: 2
08/24/2023 08:50 AM By: VAnguyn Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TITLE GUARANTEE - RIVER PARK
10757 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840953521

WHEN RECORDED, MAIL TO:
LISA LOUDER
1344 EAST LAKE SPRINGS LANE
HOLLADAY, UT 84117

46013-DH

This area reserved for County Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I, we

LISA L LOUDER AND WHITNEY L. LOUDER, joint tenants with full rights of survivorship

do hereby convey to:

LISA L LOUDER, A SINGLE WOMAN

the following described property situated in the County of **Salt Lake**, State of **UT**:

SEE ATTACHED EXHIBIT A

Parcel No. 22-04-303-069

Subject to existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

Lisa L Louder
LISA L LOUDER

Whitney L Louder
WHITNEY L LOUDER

STATE OF UTAH, Salt Lake County ss:

The foregoing instrument was acknowledged before me this 20th day of August 2023, by **LISA L LOUDER AND WHITNEY L LOUDER, joint tenants with full rights of survivorship.**

Witness my hand and official seal.

My Commission Expires on: 6-24-26
(Seal)

Robyn Skeen
Notary Public
State of Utah

ACCOMMODATION RECORDING ONLY,
TITLE GUARANTEE MAKES NO REPRESENTATION
AS TO CONDITION OF TITLE. NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCE
OR EFFECTS OF DOCUMENT.

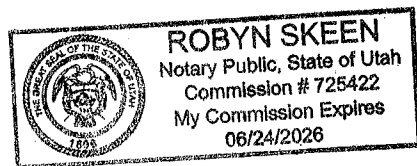


Exhibit "A"
Property Description

Unit H5, also identified as Unit 5, in Building H, contained within the Holladay Springs Condominiums Phase 3, as the same is identified on the Official Recorded Plat of said Condominium Project, Recorded July 14, 2006, as Entry No. 9783369, in Book 2006P of Plats, at Page 198, and further defined and described in the Declaration of Condominium for Holladay Springs Condominiums, recorded November 12, 2004, as Entry No. 9221600, in Book 9059, at Page 9464, and Amendment to the Declaration Recorded October 5, 2005, as Entry No. 9512926, in Book 9198, at Page 8352, and Amendment to the Declaration Recorded July 14, 2006, as Entry No. 9783370, in Book 9322, at Page 3634, and correction Amendment to the Declaration Recorded November 27, 2006, as Entry No. 9919866, in Book 9385, at Page 6082, of Official Records.

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). and the Utah Condominium Ownership act.

Less and Excepting therefrom any portion lying within the bounds of the following described tract: Beginning 949.39 feet South and 234 feet West to a fence on the East line of 1300 East Street, and North 89°43' East 489 feet from the Northeast Corner of the Southeast Quarter of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 171.61 feet; thence North 89°43' East 60 feet; thence North 171.61 feet; thence South 89°43' West 60 feet to the point of beginning.

Situated in Salt Lake County, State of Utah.

Tax Serial No. 22-04-303-069