

Mail Tax notice to:
Susan Maitzen
1866 South Wasatch Drive
Salt Lake City, UT 84108
MNT File No.: 97387
Tax ID No.: 16-14-302-008

14145206 B: 11440 P: 7405 Total Pages: 2
08/25/2023 11:32 AM By: VAnguyn Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 EAST BROADWAYSALT LAKE CITY, UT 84111

WARRANTY DEED

Frank J. Bernstein and Gail J. Bernstein, Co-Trustees of The Frank J. Bernstein and Gail J. Bernstein Declaration of Trust, Dated November 13, 2014

GRANTOR of Salt Lake City, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

Susanne Maria Maitzen, Unmarried Woman

GRANTEE of Salt Lake City, State of Utah 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:

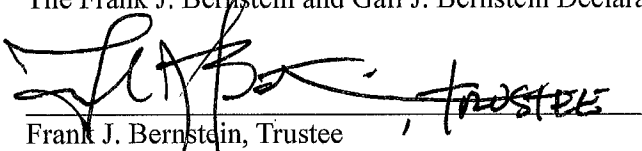
Unit 7, in Building D, contained within the Oak Springs Condominium Phase 1, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 2400239, in Book JJ, at Page 60, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Oak Springs Condominium Phase 1, recorded in Salt Lake County, Utah, on July 29, 1971, as Entry No. 2400130, in Book 2983, at Page 70, 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), 25th day of August, 2023.


The Frank J. Bernstein and Gail J. Bernstein Declaration of Trust, Dated November 13, 2014


Frank J. Bernstein, Trustee


Gail J. Bernstein, Trustee

State of Utah County of Salt Lake)ss:

On August 25, 2023, personally appeared before me Frank J. Bernstein and Gail J. Bernstein, who upon being duly sworn (or affirmed) upon oath that he/she/they did sign the foregoing instrument with authority as granted in the capacity as of Frank J. Bernstein and Gail J. Bernstein, Co-Trustees of The Frank J. Bernstein and Gail J. Bernstein Declaration of Trust, Dated November 13, 2014, and that the said Frank J. Bernstein and Gail J. Bernstein, duly acknowledged to me that he/she/they executed the same.


Notary Public

