

14149050 B: 11442 P: 9347 Total Pages: 2  
09/05/2023 04:14 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: THE MCCULLOUGH GROUP, LLC  
405 S MAIN ST STE 800 SALT LAKE CTY, UT 841113418

WHEN RECORDED, MAIL TO:  
VARUN GOWDA AND NEHA SHAH  
1063 S. OAK HILLS WAY  
SALT LAKE CITY, UT 84108

Space Above for Recorder's Use

Tax Parcel No. 16-06-111-032-0000

### SPECIAL WARRANTY DEED

VARUN GOWDA and NEHA SHAH hereby convey and warrant against their own cts only to GOWDA REGENT STREET, LLC, a Utah limited liability company, whose address is 1063 S. OAK HILLS WAY, SALT LAKE CITY, UT 84108, the real property located in SALT LAKE COUNTY, UTAH legally described as follows, together with all appurtenances thereto:

SEE EXHIBIT A HERETO

subject to easements, restrictions and rights-of-way appearing of record or enforceable in law and equity, and general property taxes.

IN WITNESS WHEREOF, the grantors have signed this deed to be effective as of the date of notarization appearing below.

GRANTORS:

  
\_\_\_\_\_

VARUN GOWDA

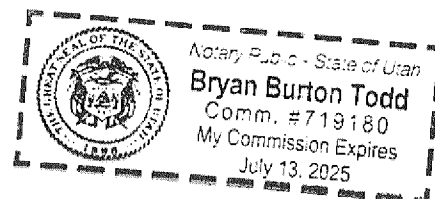
  
\_\_\_\_\_

NEHA SHAH

STATE OF UTAH;  
COUNTY OF SALT LAKE:

On SEPTEMBER 5, 2023 personally appeared before me VARUN GOWDA and NEHA SHAH who acknowledged that they executed the foregoing instrument.

NOTARY PUBLIC:  \_\_\_\_\_



## EXHIBIT A

Unit No. 603, THE REGENT AT CITY CREEK CONDOMINIUMS, according to the official Plat thereof as recorded in the Recorder's Office of Salt Lake County, State of Utah, as Entry No. 11134085, on February 14, 2011 (the "Plat"), and according to the Declaration of Condominium of The Regent at City Creek Condominiums, recorded in the Recorder's Office of Salt Lake County, State of Utah, as Entry No. 11134086, in Book 9905 beginning at Page 3694, on February 14, 2011 (the "Declaration"), together with (i) an undivided ownership interest in all common areas and common facilities of The Regent at City Creek Condominiums as more fully set forth in the Declaration, and (ii) all rights, benefits and easements described and provided for in said Declaration.

GRANTOR'S CONVEYANCE HEREIN IS EXPRESSLY SUBJECT TO: (i) all current taxes and assessments, (ii) all reservations, easements, rights-of-way, covenants, conditions, restrictions, encroachments, liens, and encumbrances recorded against the Property, together with same not of record, (iii) all matters, items, and issues set forth in the Declaration and/or shown, depicted or described on the Plat, (iv) all matters or issues that may be disclosed by an inspection or survey of the Property and/or its surroundings, (v) all zoning matters, regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having applicable jurisdiction, and (vi) all other matters, items and issues enforceable at law or in equity.