

**After Recording, Return and
Mail Tax Statements To:**

Susanne Maria Maitzen, Trustee
The Susanne Maria Maitzen Family Trust
1730 S. Oak Springs Drive
Salt Lake City, Utah 84108

14210620 B: 11475 P: 427 Total Pages: 2
03/01/2024 10:57 AM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: LEWIS HANSEN, LLC
230 S 500 E STE 380SALT LAKE CITY, UT 841022074

WARRANTY DEED

SUSANNE MARIA MAITZEN, GRANTOR,

Whose current mailing address is 1730 S. Oak Springs Drive, Salt Lake City, Utah 84108;

HEREBY conveys and warrants to

SUSANNE MARIA MAITZEN, TRUSTEE OF THE SUSANNE MARIA MAITZEN FAMILY TRUST dated June 17, 2020, and any amendments thereto, GRANTEE

Whose mailing address is 1730 S. Oak Springs Drive, Salt Lake City, Utah 84108;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Salt Lake, 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.

Tax ID: 16-14-302-008

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.

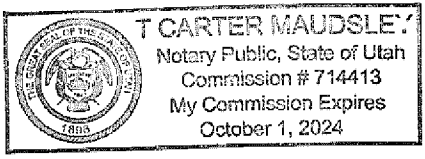
WITNESS, the hand of said Grantor, this 29th day of February, 2024.




SUSANNE MARIA MAITZEN

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 29th day of February, 2024, before me, T Carter Maudsley, a Notary Public, personally appeared before me SUSANNE MARIA MAITZEN, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to in this document, and acknowledged they executed the same.





Notary Public Signature