

Mail Tax notice to:

Grantee

1768 S Ridge Point Drive
Bountiful, UT 84010

MNT File No.: 100944

Tax ID No.: 22-08-102-005

WARRANTY DEED

Pablo Da Costa Alvarez

GRANTOR of Murray, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

SEBlaser, LLC,

GRANTEE of Bountiful, 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 No. 18, in Building 1, contained within the Mt. Vernon Cove Condominiums, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 3231216, in Book 79-1, at Page 36, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Mt. Vernon Cove Condominiums, recorded in Salt Lake County, Utah, on January 31, 1979, as Entry No. 3231217, in Book 4807, at Page 1360, 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), 17th day of April, 2024.



Pablo Da Costa Alvarez

State of Utah
County of Salt Lake
)ss:

On this date, April 17, 2024, personally appeared before me Pablo Da Costa Alvarez, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.

Notary Public

