

WHEN RECORDED MAIL TO  
AND MAIL TAX NOTICE TO:  
Scott McCord, Sylvia McCord, Alyssa Blake, and  
Benjamin McCord  
153 W Sweetbriar Lane  
Saratoga Springs, UT 84045

ENT 173425:2021 PG 1 of 4  
**Andrea Allen**  
**Utah County Recorder**  
2021 Oct 08 04:31 PM FEE 40.00 BY SW  
RECORDED FOR US Title Insurance Agency  
ELECTRONICALLY RECORDED

## WARRANTY DEED

File No.: 038065  
APN: 52-196-0042

**Scott McCord and Sylvia McCord and Alyssa Blake and Benjamin McCord**, Grantors  
of Saratoga Springs, Utah County, State of Utah

hereby conveys and warrants to

**Kalamas, LLC, a Utah Limited Liability Company**

Grantee, of Saratoga Springs, Utah County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Utah County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 7<sup>th</sup> day of October, 2021.

Scott McCord  
Scott McCord

Sylvia McCord  
Sylvia McCord

STATE OF UTAH )

:ss )

COUNTY OF UTAH )

The foregoing instrument was acknowledged before me the 7<sup>th</sup> day of October, 2021 by Scott McCord and Sylvia McCord.

Shanna McClure  
Notary Public



Witness the hand(s) of said Grantor(s) this 7<sup>th</sup> day of October, 2021.

*Alyssa Blake*  
Alyssa Blake

*Benjamin McCord*  
Benjamin McCord



*[Handwritten mark]*

STATE OF UTAH )

:ss )

COUNTY OF UTAH )

The foregoing instrument was acknowledged before me the 7<sup>th</sup> day of October, 2021 by Alyssa Blake and Benjamin McCord.

*Shanna McClure*  
Notary Public



**EXHIBIT "A"**

Unit B, in Building 11, contained within the SCERA VIEW CONDOMINIUM, a Utah Condominium Project as identified in the Record of Survey Map recorded September 12, 1979, as Entry No. 35878, in Book 52, at Page 196 of Plats, and as further defined and described in the Declaration of Condominium of the SCERA VIEW CONDOMINIUM, recorded September 12, 1979, as Entry No. 35879, in Book 1776, at Page 611, in the office of the Recorder of Utah County, Utah, and in any supplements/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.

Situated in Utah County, State of Utah