

Recording Requested by:
First American Title Insurance Company
215 South State Street, Suite 280
Salt Lake City, UT 84111
(801)578-8888

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Jennifer L. Butler
1758 W Newcastle Ln
Saratoga Springs, UT 84045

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **023-6255016 (LL)**
A.P.N.: **SG-TSC-1-C-103**

Julie Ann Martinez and Phillip George Martinez, Grantor, of , County, State of , hereby CONVEY AND WARRANT to

Jennifer L. Butler, unmarried woman, Grantee, of **Saratoga Springs, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington** County, State of **Utah**:

UNIT 103, IN BUILDING "C", CONTAINED WITHIN THE AMENDED TAMARACK - ST. GEORGE GOLF CLUB CONDOMINIUMS - PHASE I, AN EXPANDABLE CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON FEBRUARY 25, 1986 IN WASHINGTON COUNTY, AS ENTRY NO. 289538, IN BOOK 403, AT PAGE 568 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON FEBRUARY 25, 1986 IN WASHINGTON COUNTY, AS ENTRY NO. 289539 IN BOOK 403 AT PAGE 569 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this **December 9, 2023**.

A.P.N.: **SG-TSC-1-C-103**

Warranty Deed - continued

File No.: **023-6255016 (LL)**

Julie Ann Martinez
Julie Ann Martinez

Philip George Martinez
Philip George Martinez

STATE OF Utah)
County of Weber) ss.

On January 9, 2023, before me, the undersigned Notary Public, personally appeared **Julie Ann Martinez and Philip George Martinez**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 03/23/26

[Signature]
Notary Public

