



\*W2947214\*

24

EH 2947214 PG 1 OF 8  
LEANN H KILTS, WEBER COUNTY RECORDER  
16-OCT-18 1104 AM FEE \$24.00 DEP JKC  
REC FOR: COHEN GARELICK & GLAZIER

**MAIL TAX NOTICES TO:**

Garson D. Roodman and Mona B. Roodman  
630 Wellington Road  
Indianapolis, IN 46260

**WARRANTY DEED**

**GARSON D. ROODMAN and MONA B. ROODMAN, husband and wife  
("Grantors"),**

of 630 Wellington Road, Indianapolis, IN 46260, hereby CONVEY AND WARRANT against  
all claiming by, through or under them to:

**MONA B. ROODMAN and GARSON DAVID ROODMAN, as Co-Trustees of the  
Mona B. Roodman Revocable Trust dated October 10, 2018("Grantee")**

having as its mailing address 630 Wellington Road, Indianapolis, IN 46260,

for no consideration in hand paid, the following described real estate situated in Weber County,  
in the State of Utah, to wit:

See Exhibit A, attached hereto and made a part hereof by this reference.

Weber County Tax Parcel Number: 21-151-0003

Common address: 5088 E. Moose Hollow Drive, #103, Eden, Utah 84310

Subject to the rights, restrictions and encumbrances described on Exhibit B, attached hereto and  
incorporated herein by this reference.

DATED this 10<sup>th</sup> day of October, 2018.

GRANTORS:

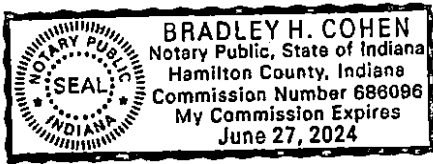
  
\_\_\_\_\_  
GARSON D. ROODMAN

  
\_\_\_\_\_  
MONA B. ROODMAN

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared GARSON D. ROODMAN and MONA B. ROODMAN, who acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this 10th day of October, 2018.



[Signature]  
Signature Notary Public  
Bradley H. Cohen  
Printed Signature Notary Public

My Commission Expires:  
6/27/2024

My County of Residence:  
Hamilton

This instrument was prepared by, and after recording should be returned to: GARSON D. ROODMAN and MONA B. ROODMAN, 630 Wellington Road, Indianapolis, IN 46260.

**Exhibit "A"**

Unit No 103 in Building 1, contained within the MOOSE HOLLOW CONDOMINIUM PHASE 1, as the same is identified in the Record of Survey Map recorded in Weber County, Utah, as Entry No. 1615983, in Book 49, at Page 9, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Moose Hollow Condominium Project, recorded in Weber County, Utah, on February 25, 1999, as Entry No. 1615984, in Book 1994, at Page 2063, 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.

**Exhibit B**

1. Water rights, claims or title to water, whether or not the matters excepted under are shown by the Public Records on April 9, 2010.

2. The land described herein is located within the boundaries of the Weber Basin Water Conservancy District, Weber Area Dispatch 911 and Emergency Services District, Eden Cemetery District, Weber Fire District, Wolf Creek Sewer Improvement District and the Ogden Valley Natural Gas Improvement District, and is subject to any assessments levied thereby.

3. Easement, and the terms and conditions thereof:

Grantee: Utah Power & Light Company

Purpose: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits of the Grantee, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto.

Recorded: January 27, 1932

Book/Page: U of Leases / 97.

Area Affected: Common Area

4. Right of way for necessary rights of ingress and egress, in favor of Eden Water Works Company for operation and maintenance of their water lines, as described by mesne easements of record, affects Common Area. Easement in favor of Eden Water Works as recorded September 15, 1950, in Book 347, at Page 484. Agreement between Eden Water Works Company and Patio Springs Inc., for the relocation of easement as recorded August 15, 1973, in Book 1032, at Page 696, of Official Records.

5. Easement, and the terms and conditions thereof:

Grantee: Utah Power & Light Company

Purpose: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits of the Grantee and guy anchors and poles, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto.

Recorded: January 30, 1964

Book/Page: 764 / 651

Area Affected: Common Area

6. Easement, and the terms and conditions thereof:

Grantee: Mountain States Telephone and Telegraph Company

Purpose: The right, privilege and authority to construct, operate, maintain and repair its lines of

Telephone and Telegraph, including underground conduit, poles, anchors, cables, wires and fixtures upon, under, over and across the property.

Recorded: November 1, 1973

Entry No.: 603984

Book/Page: 1038 / 761

Area Affected: Common Area

7. Right of Way and Easement, and the terms and conditions thereof:

Dated: April 26, 1999

Recorded: May 7, 1999

Entry No.: 1633939

Book/Page: 2010 / 111.

Area Affected: Common Area

8. Easement, for Golf Course Access and Use, and the terms and conditions thereof:

Grantor: Wolf Creek Associates, a Utah limited partnership

Grantee: Treadwest Resorts, Inc., an Oregon corporation

And: WorldMark, the Club, a California non-profit mutual benefit corporation

Dated: June 2, 1999

Recorded: June 8, 1999

Entry No.: 1641933

Book/Page: 2016 / 2198

Area Affected: Common area

Easement for Golf Course Access and Use (Wolf Creek I), and the terms and conditions thereof:

Between: Wolf Creek Associates, a Utah limited partnership

And: Wolf Creek Village Association of Unit Owners, a Utah non-profit corporation

Dated: December 11, 2000

Recorded: February 28, 2001

Entry No.: 1754486

Book/Page: 2119/804

Area Affected: Common area

Easement for Golf Course Access and Use (Wolf Creek II), and the terms and conditions thereof:

Between: Wolf Creek Associates, a Utah limited partnership

And: Wolf Creek Village II Association of Unit Owners, a Utah non-profit corporation

Dated: January 05, 2001

Recorded: February 28, 2001

Entry No.: 1754488

Book/Page: 2119/825

Area Affected: Common area

Declaration of Easements and Restrictions, and the terms and conditions thereof:

By: Trinity Holding Company, LLC., a Utah limited liability company

And: Wolf Creek Properties, LC, a Utah limited liability company

Recorded: May 11, 2006

Entry No.: 2179128

Area Affected: Common area

9. Charges and/or assessments levied by Weber Basin Water Conservancy District pursuant to contract(s) for the purchase of water from said District, which contracts appear to have been assigned to Wolf Creek Associates.

10. All non-exclusive and exclusive easements and rights of way which affect the Common Area, and which are appurtenant to the subject property, filed of record in the Weber County Recorder's Office.

11. Covenants, conditions, restrictions and reservation of easements in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: September 24, 1982

Entry No.: 864667

Book/Page: 1409 / 1603

Also recorded: October 10, 1982

Entry No.: 866073

Book/Page: 1411 / 363

Contains provision for continuing assessment liens, compliance should be checked by contacting the owners association.

12. Covenants, conditions, restrictions and reservation of easements in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: October 18, 2002

Entry No.: 1882728

Book/Page: 2275 / 460

Amended Declaration of Covenants, Conditions and Restrictions:

Recorded: January 9, 2007

Entry No.: 2234358

Notice of Assessments, Transfer Assessment and Mandatory Design Review Process:

Recorded: October 7, 2008

Entry No.: 2368948

Contains provision for continuing assessment liens, compliance should be checked by contacting the owners association.

13. Weber County Zoning Development Agreement, including the terms and conditions thereof:

Recorded: October 22, 2002

Entry No.: 1883524

Book/Page: 2276 / 990

Purpose: Seeks approval for the Amended Master Plan for the Wolf Creek Resort

14. Covenant to Run with the Land, including the terms and conditions thereof:

By: John H. Laub

Dated: January 11, 1982

Recorded: January 15, 1982

Entry No.: 850455

Book/Page: 1396 / 476

15. Covenants, conditions, restrictions and reservation of easements in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: February 25, 1999

Entry No.: 1615984

Book/Page: 1994 / 2063

Amendment to the Declaration of Covenants, Conditions and Restrictions:

Recorded: August 7, 2000

Entry No.: 1719848

Book/Page: 2085/1379

Amendment to the Declaration of Covenants, Conditions and Restrictions:

Recorded: August 7, 2000

Entry No.: 1719849

Book/Page: 2085/1381

Amended Declaration of Covenants, Conditions and Restrictions:

Recorded: August 6, 2001

Entry No.: 1787249

Book/Page: 2158 / 1788

Amended Declaration of Covenants, Conditions and Restrictions:

Recorded: October 4, 2002

Entry No.: 1879868

Book/Page: 2271 / 1788

Amended Declaration of Covenants, Conditions and Restrictions:

Recorded: October 22, 2002

Entry No.: 1883549

Book/Page: 2276 / 1199

Amended Declaration of Covenants, Conditions and Restrictions:

Recorded: February 3, 2003  
Entry No.: 1910033  
Book/Page: 2314 / 2134

Amended Declaration of Covenants, Conditions and Restrictions:  
Recorded: February 14, 2003  
Entry No.: 1913668  
Book/Page: 2318 / 2911

Amended Declaration of Covenants, Conditions and Restrictions:  
Recorded: April 1, 2004  
Entry No.: 2021505

Amended Declaration of Covenants, Conditions and Restrictions:  
Recorded: February 9, 2005  
Entry No.: 2084829

Amended Declaration of Covenants, Conditions and Restrictions:  
Recorded: February 9, 2005  
Entry No.: 2084832

Amended Declaration of Covenants, Conditions and Restrictions:  
Recorded: March 29, 2005  
Entry No.: 2093635

Amended Declaration of Covenants, Conditions and Restrictions:  
Recorded: April 25, 2005  
Entry No.: 2098851

Amended Declaration of Covenants, Conditions and Restrictions:  
Recorded: October 12, 2005  
Entry No.: 2135052

Amended Declaration of Covenants, Conditions and Restrictions:  
Recorded: October 26, 2005  
Entry No.: 2137985

Amended Declaration of Covenants, Conditions and Restrictions:  
Recorded: October 26, 2005  
Entry No.: 2137986

Re-Recorded  
Recorded: December 29, 2005  
Entry No.: 2151469

Amended Declaration of Covenants, Conditions and Restrictions:  
Recorded: May 11, 2006