

8197-CM
WHEN RECORDED MAIL TO:
GRANTEE
1642 East 800 South, Unit B, BLDG 13, Clearfield, Utah 84015

WARRANTY DEED

Steven Reed, a married man

Grantor,

of Clearfield, Utah
hereby CONVEYS and WARRANTS to

Steve Reed and Robyn Reed, husband and wife, as joint tenants

Grantee,

of Clearfield, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in DAVIS, State of Utah, to-wit:

UNIT B, IN BUILDING 13, CONTAINED WITHIN THE SUNDOWNER CONDOMINIUMS PHASE 2, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN DAVIS COUNTY, UTAH, AS ENTRY NO. 420453 IN BOOK 579, AT PAGE 512, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS OF THE SUNDOWNER CONDOMINIUMS PHASE 2, RECORDED IN DAVIS COUNTY, UTAH, ON OCTOBER 1, 1975, AS ENTRY NO. 420454 IN BOOK 579, AT PAGE 513, OF THE OFFICIAL RECORDS AND ALL AMENDMENTS THERETO.

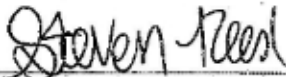
TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, (THE REFERENCED DECLARATION OF CONDOMINIUM PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION 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; (C) THE NONEXCLUSIVE 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 Serial No.: 09-030-0051

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

WITNESS the hand of said grantor, this 29 day of April, 2019



Steven Reed

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On April 29, 2019, personally appeared before me Steven Reed, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public
Residing at *SLC*, Utah:
My Commission Expires: *2/21/2020*

