

3542009
BK 8326 PG 278

E 3542009 B 8326 P 278-280
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/29/2023 11:27:08 AM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: NORTH STAR TITLE, LLC

Recording requested by:
North Star Title LLC
6925 South Union Park Center
100
Cottonwood Heights, UT 84047

After Recording Return To:
Moench Real Estate PC
754 South 1650 East Unit A Bldg 15
Clearfield, UT 84015

File Number: 23-1537-NP
Parcel ID: 09-030-0058

Warranty Deed

Know All Men By These Presents that

Aaron G. Waite, single man, (henceforth referred to as "Grantor") of Clearfield UT,
Davis County,

for consideration paid, grant to

Moench Real Estate PC, (henceforth referred to as "Grantee") of Clearfield UT,
David County,

with **WARRANTY COVENANTS**:

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 28th day
of August, 2023.

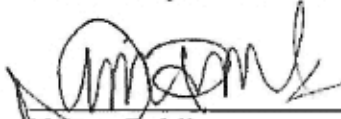


Aaron G. Waite

STATE OF UTAH
COUNTY OF SALT LAKE

On this 28th day of August, 2023, before me NICK PARK, a notary public, personally appeared **Aaron G. Waite**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public

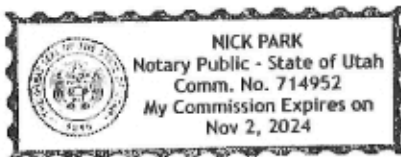


EXHIBIT A

UNIT "A", BUILDING 15 CONTAINED WITHIN THE SUNDOWNER CONDOMINIUM PHASE 3, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN DAVIS COUNTY, IN BOOK 604, AT PAGE 765 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON JUNE 10, 1976 IN DAVIS COUNTY, AS ENTRY NO. 435719 IN BOOK 604 AT PAGE 766 (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.