

Mail Tax notice to:
William and Tracy Bavasi
31711 Via Coyote
Coto de Caza, CA 92679
MNT File No.: 71293
Tax ID No.: 00-0020-1226

WARRANTY DEED

Cori Ann Stepek

GRANTOR of Fort Collins, State of Colorado, hereby **CONVEYS** and **WARRANTS TO**:

William Joseph Bavasi and Tracy Drake Bavasi as trustees of the William Joseph Bavasi and Tracy Drake Bavasi Revocable Trust, under declaration of trust dated August 5, 2004.

GRANTEE of 31711 Via Coyote, Coto de Caza, CA 92679 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Wasatch County, State of Utah:

Unit No. 243, contained within the Zermatt Resort Plat "C" also known as the Villas Phase I, a Utah condominium project as the same is identified in the record of survey map recorded on March 25, 2002 in Wasatch county, as Entry No. 243106, in Book 552, at Page 498 (as said record of survey map may have heretofore been amended or supplemented) and in the declaration recorded on February 08, 2002 in Wasatch county, as entry No. 241536 in Book 545 at Page 100 (as said declaration may have heretofore been amended or supplemented).

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.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand of said grantor, this 12 day of December, 2019.

Cori Ann Stepek
Cori Ann Stepek

State of Colorado County of Larimer)ss:

On this date, December 12th, 2019, personally appeared before me Cori Ann Stepek, the signer of the within instrument, who duly acknowledged to me that she executed the same.

Savannah Chaffee
Notary Public

