

Atlas Title  
File # 35576

Ent 488099 Bk 1322 Pg 1113 - 1114  
PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
2020 Nov 05 01:53PM Fee: \$40.00 TC  
For: Atlas Title - Heber City  
ELECTRONICALLY RECORDED

# Corporate Warranty Deed

Grantor: Kneeland Plaza, LLC

hereby **CONVEY AND WARRANT** to:

Grantee: Ryan Cannon, married man  
of: 2273 Brentwood Cir, Salt Lake City, UT 84109

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**  
the following described tract of land within WASATCH County, State of UTAH to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 1<sup>st</sup> DAY OF OCTOBER, 2020.

) Thomas S. Whitaker  
) Kneeland Plaza, LLC  
)  
) By: Thomas S. Whitaker, Managing Member  
) Linda P. Whitaker  
) By: Linda P. Whitaker, Managing Member

STATE OF UTAH            )  
                                  ) §.  
County of Wasatch        )

On this 1<sup>st</sup> day of October, 2020 personally appeared before me Thomas S. Whitaker and Linda P. Whitaker whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that they are the Managing Members of Kneeland Plaza, LLC, the Corporation that executed the foregoing instrument and that said document was signed by them in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and they acknowledged to me that said corporation executed the same.



Michael H. Brown  
Notary Public

Suite No. 1037, of Zermatt Resort, Barren Suite, Plat D, Phase II, a Utah Condominium Project, Midway City, Wasatch County, according to the Record of Survey Map filed for record December 3, 2002 Entry no. 241358 in book 591 at page 188 and together with an appurtenant undivided ownership interest in the common areas and facilities, all of which is defined and described in the Declaration of Covenants, Conditions and Restrictions for the Barren Suites at Zermatt Resort, recorded as entry no. 273229 in book 703 at page 406 and re-recorded with Affidavit July 16, 2004 as entry no. 273283 in book 703 at page 691, Amended Declaration recorded October 20, 2005 as entry no. 290749 in book 797 at page 65 and Amendment Declaration recorded January 31, 2006 as entry no. 295973 in book 825 at page 773 of official records.

Together with an exclusive easement to use the "Limited Common Areas", all as set forth in the Record of Survey Map and/or in the Declaration of Covenants, Conditions and Restrictions.

Tax ID No. 0ZR-41037