WHEN RECORDED MAIL TO:
THE BRADSHAW FAMILY TRUST DATED MAY 1, 2002
7717 Crescent Ave.
Montrose CA 91030

Ent 503216 Bk 1363 Pg 1707 – 1715 MARCY M. MURRAY, Recorder WASATCH COUNTY CORPORATION 2021 Jul 02 03:16PM Fee: \$40.00 TC For: Inwest Title – Orem #1 ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 282131
MAIL TAX NOTICE TO: THE BRADSHAW FAMILY TRUST DATED MAY 1, 2002

TAT Crescent Ave Montrese CA 91070

## WARRANTY DEED

GORDON ROYLANCE AND TANYA ROYLANCE; AS TO A 4/12 INTEREST

AND

STEVEN MONSON AND MERRIANNE MONSON; AS TO A 1/12 INTEREST

AND

DERRICK RAYNES AND ALEXANDRIA RAYNES; AS TO A 1/12 INTEREST

and

JOHN BLEAZARD; AS TO A 2/12 INTEREST

AND

DAVID YOUNG; AS TO A 3/12 INTEREST

AND

EUGENE MARTINEZ; AS TO A 1/12 INTEREST

GRANTOR(S)

OF MIDWAY, COUNTY OF WASATCH, STATE OF UT HEREBY CONVEY AND WARRANT TO Jed S. Bradshaw and Andrea Pratt Bradshaw, trustees of

THE BRADSHAW FAMILY TRUST DATED MAY 1, 2002

GRANTEE(S)

OF MIDWAY, COUNTY OF WASATCH, STATE OF UT FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN WASATCH COUNTY, STATE OF UT:

(0ZR-6A132-0-027-034)

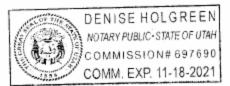
## See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2021 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 1st day of July, 2021.

Joseph Roylance GORDON ROYLANCE	<u>~</u>			
TANYA ROYLANCE				
STEVEN MONSON				
MERRIANNE MONSON				
DERRICK RAYNES	_			
ALEXANDRIA RAYNES				
JOHN BLEAZARD				
DAVID YOUNG	- 			
EUGENE MARTINEZ	— ACKNOWLEDGMENT			
STATE OF UTAH ) (ss.				
On July 1, 2021, personally appeared before	e me GORDON ROYLANCE	AND TANYA	ROYLANCE ANI	D STEVEN

On July 1, 2021, personally appeared before me GORDON ROYLANCE AND TANYA ROYLANCE AND STEVEN MONSON AND MERRIANNE MONSON AND DERRICK RAYNES AND ALEXANDRIA RAYNES, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/therexecuted the same.



My Commission Expires:

GORDON ROYLANCE	-
TANYA ROYLANCE	-
STEVEN MONSON	
MERRIANNE MONSON	-
DERRICK RAYNES	_
JOHN BLEAZARD	
DAVID YOUNG	<del>-</del>
EUGENE MARTINEZ	ACKNOWLEDGMENT
STATE OF UTAH )	
COUNTY OF UTAH ) (ss.	
On July 1, 2021, personally appeared before MONSON AND MERRIANNE MONSON AND D foregoing instrument, who duly acknowledged to	me GORDON ROYLANCE AND TANYA ROYLANCE AND STEVEN ERRICK RAYNES AND ALEXANDRIA RAYNES, the signer(s) of the me that he/she/they executed the same.
	NOTARY PUBLIC
	My Commission Expires: Residing at: COUNTY

		Ent 503216	Bk 1363Pg 171
STATE OF UTAH	) (ss.		
COUNTY OF TOOELE	)		
On July 1, 2021, personally and duly acknowledged to me that he/s		<b>BLEAZARD</b> , the signer(s) of the foregoing in ne.	strument, who
NOTARY PUBLIC COMMISSI	AVERETT S-STATE OF UTAM ON# 701252 7012.52.	NOTARY PUBLIC  My Commission Expires: 7.13.7222  Residing at: COUNTY  Tooele	
STATE OF WA	)	·	
COUNTY OF	(ss. )		
On July 1, 2021, personally a acknowledged to me that he/she/t	ppeared before me DAVID they executed the same.	YOUNG, the signer(s) of the foregoing instr	ument, who duly
		NOTARY PUBLIC	
		My Commission Expires: Residing at: COUNTY	
•			
STATE OF UTAH	) (ss.		
COUNTY OF DAVIS	)33.		
On July 1, 2021, personally a duly acknowledged to me that he	ppeared before me EUGE /she/they executed the sar	<b>NE MARTINEZ</b> , the signer(s) of the foregoin ne.	g instrument, who
		NOTARY PUBLIC	
		My Commission Expires: Residing at: COUNTY	
	↑ IN	WESTTITLE	

597 S. PLEASANT GROVE BLVD., STE 6 PLEASANT GROVE, UT 84062

GORDON ROYLANCE	
TANYA ROYLANCE	
STEVEN MONSON	
MERRIANNE MONSON	
DERRICK RAYNES	
ALEXANDRIA RAYNES	
JOHN BLÉAZARD	
David young year,	
DAVID YOUNG /	•
EUGENE MARTINEZ	
	ACKNOWLEDGMENT
STATE OF UTAH ) (ss.	
COUNTY OF UTAH )	
MONSON AND MERRIANNE MONSON AND DEI foregoing instrument, who duly acknowledged to m	ne GORDON ROYLANCE AND TANYA ROYLANCE AND STEVEN RRICK RAYNES AND ALEXANDRIA RAYNES, the signer(s) of the let that he/she/they executed the same.
	NOTARY PUBLIC
	My Commission Expires: Residing at: COUNTY

STATE OF UTAH	) (ss.	
COUNTY OF TOOELE	)	
On July 1, 2021, personally app duly acknowledged to me that he/s		BLEAZARD, the signer(s) of the foregoing instrument, who he.
		NOTARY PUBLIC
		My Commission Expires: Residing at: COUNTY
STATE OF WA	j	
COUNTY OF COWLITZ	(ss. )	
On July 1, 2021, personally appacknowledged to me that he/she/th		YOUNG, the signer(s) of the foregoing instrument, who duly
KALYN EMMA KIRO Notary Public State of Washing License Number 210 My Commission E November 15, 20	gton 004155 xpires	NOTARY PUBLIC  My Commission Expires: 11/15/2024  Residing at: COUNTY  DEER ISCAND, OR
STATE OF UTAH	)	
COUNTY OF DAVIS	(ss. )	
On July 1, 2021, personally application duly acknowledged to me that he/s		NE MARTINEZ, the signer(s) of the foregoing instrument, who he.
		NOTARY PUBLIC
		My Commission Expires:
	<b>^</b>	Residing at: COUNTY  VEST TITLE
	<b>1—</b> [	
		GROVE BLVD., STE 6 ROVE, UT 84062
1		

GORDON ROYLANCE	
TANYA ROYLANCE	
STEVEN MONSON	
MERRIANNE MONSON	
DERRICK RAYNES	
ALEXANDRIA RAYNES	
JOHN BLEAZARD	
DAVID YOUNG	
EUGENE MARTINEZ	ACKNOWLEDGMENT
STATE OF UTAH )	
COUNTY OF UTAH ) (ss.	
On July 1, 2021, personally appeared before n MONSON AND MERRIANNE MONSON AND DE foregoing instrument, who duly acknowledged to m	ne GORDON ROYLANCE AND TANYA ROYLANCE AND STEVEN RRICK RAYNES AND ALEXANDRIA RAYNES, the signer(s) of the ne that he/she/they executed the same.
	NOTARY PUBLIC

My Commission Expires: Residing at: COUNTY

STATE OF UTAH	)		
COUNTY OF TOOELE	(ss. )		
On July 1, 2021, persona duly acknowledged to me tha	ally appeared before m at he/she/they execute	ne <b>JOHN BLEAZARD</b> , the signer(s) of the foregoing instrument, whethe same.	Ю
		NOTARY PUBLIC	
		My Commission Expires: Residing at: COUNTY	
STATE OF WA	) (ss.		
COUNTY OF	)		
On July 1, 2021, persona acknowledged to me that he/		ne DAVID YOUNG, the signer(s) of the foregoing instrument, who de same.	uly
		NOTARY PUBLIC	
		My Commission Expires: Residing at: COUNTY	
STATE OF UTAH	)		
COUNTY OF DAVIS	(ss. )		

On July 1, 2021, personally appeared before me **EUGENE MARTINEZ**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public - State of Utah

EDWIN TRINTA-RUIZ

Commission #696729

My Commission Expires

August 18, 2021

NOTARY PUBLIC

My Commission Expires: Residing at: COUNTY

INWEST TITLE

597 S. PLEASANT GROVE BLVD., STE 6 PLEASANT GROVE, UT 84062

## EXHIBIT "A"

UNIT 132 OF HOTEL DE BAER ZERMATT RESORT, PLAT F (AMENDED), A UTAH CONDOMINIUM PROJECT, MIDWAY CITY, WASATCH COUNTY, ACCORDING TO THE RECORD OF SURVEY MAP FILED FOR RECORD JUNE 17, 2010, ENTRY NO. 360151 IN BOOK 1016 AT PAGES NOS. 535-644 (AND FORMERLY IDENTIFIED AS SUIT NO. 032, OF ZERMATT RESORT, BARREN SUIT, PLAT F, A UTAH CONDOMINIUM PROJECT, MIDWAY CITY, WASATCH COUNTY, ACCORDING TO THE RECORD OF SURVEY MAP FILED FOR RECORD DECEMBER 3, 2002, ENTRY NO. 251358 IN BOOK 591 AT PAGE 188), 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 PURSUANT TO THE HOTEL DER BAER AT ZERMATT RESORT PLAT "F" (AMENDED), RECORDED WITH THE WASATCH COUNTY RECORDER'S OFFICE ON JUNE 17, 2010, AS ENTRY NO. 360151, IN BOOK 1016, AT PAGE NOS. 535-644.

SITUATE IN WASATCH COUNTY, STATE OF UTAH.

AS DECREED IN AN ORDER OF FINAL JUDGMENT FROM THE HONORABLE JENNIFER A. BROWN, 4TH DISTRICT COURT, RECORDED FEBRUARY 5; 2020 AS ENTRY NO 474149 IN BOOK 1281 AT PAGE 713, WASATCH COUNTY RECORDER'S OFFICE.