

WHEN RECORDED RETURN TO:
PABLO RUIZ HERNANDEZ
1871 North 350 East
Tooele, UT 84074
Tax ID No.: 20-071-0-0119

WARRANTY DEED


MOUNTAIN VISTA DEVELOPMENT, INC., a Utah corporation, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to PABLO RUIZ HERNANDEZ, a married man, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Tooele County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 19th day of April, 2021.

MOUNTAIN VISTA DEVELOPMENT, INC.



DEREK K. ELLIS
V.P. Secretary/Treasurer

State of Utah
County of Salt Lake

On this 19th day of April, 2021, before me, the undersigned Notary Public, personally appeared DEREK K. ELLIS who is the V.P. Secretary/Treasurer of MOUNTAIN VISTA DEVELOPMENT, INC. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: October 21, 2022



EXHIBIT "A"
LEGAL DESCRIPTION

Unit 119, contained within CANYON VILLAGE - RUST PHASE 1 CONDOMINIUMS, as the same is identified on the official plat of said Condominium Project recorded in the Office of the County Recorder, Tooele County, State of Utah, on June 19, 2019, as Entry No. 488425, and further defined and described in the Declaration thereof recorded June 19, 2019, as Entry No. 488426, of official records (as said Map and Declaration may heretofore be amended and/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.

Tax Parcel No.: 20-071-0-0119