



MAIL TAX NOTICE TO GRANTEE:  
Andreea Stuart  
2520 West 450 South #4  
Springville, UT 84663  
File Number: 2154488MH

ENT83251:2021 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2021 May 03 12:01 PM FEE 40.00 BY DA  
RECORDED FOR Old Republic Title (South Jordan)  
ELECTRONICALLY RECORDED

## WARRANTY DEED

**Andreea Stuart,**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

**Andreea Stuart and Jose Eduardo Paes De Oliveira, as joint tenants**

GRANTEE

the following tract of land in Utah County, State of Utah, to-wit

Unit 4, in Building 34, contained within the PHASE 6 BROOKLINE CONDOMINIUMS, A Utah Expandable Condominium Project (a vacation and amendment to Phase 6), a Utah Condominium Project as identified in the Record of Survey Map recorded May 22, 2007, as Entry No. 75268:2007, in Book 35, at Page 553 of Plats, and as further defined and described in the Declaration of Condominium of the PHASE 6 BROOKLINE CONDOMINIUMS, A Utah Expandable Condominium Project (a vacation and amendment to Phase 6), recorded October 26, 2006, as Entry No. 143120:2006, in the office of the Recorder of Utah County, Utah, and in any supplements/amendments thereto.

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.

Situate in Utah County, State of Utah

TAX ID NUMBER FOR PROPERTY: 35-553-0012

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

**Courtesy Recording**  
No assurances are given by the company either  
express or implied for accuracy or content.

Effective as of this 3rd day of May, 2021.

Andrea Stuart  
Andrea Stuart

STATE OF: UTAH

COUNTY OF: Salt Lake

The foregoing instrument was acknowledged before me this 3rd day of May, 2021 by **Andrea Stuart**



Michelle Harris

Notary Public  
Residing In: Salt Lake  
Commission Expires: 9/17/2022