INFORMATION "ONE SHEET"

Escrow Officer Team: Lucas Newman and Paige Wakefield
Office: (435) 252-5500
Lucas@MetroTitle.com and Paige@MetroTitle.com
1492 Park Avenue, Park City, UT 84060
P.O. Box 680038, Park City, UT 84068

Property Information

MNT No.: 111392
Property Address: 1150 Deer Valley Drive, Unit 1061, Park City, UT 84060
Tax Parcel Number: SNC-1061

Contact Information

Buyer(s): Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below

Buyers Agent:

Seller(s): Megan Leajean Robinson, Married Woman

Listing Agent: Christies International Real Estate (Park City)
William Winstead and Hawk Winstead
1790 Bonanza Dr., Suite 201
Park City, UT 84060

Documents (Click on the hyperlink to view the document)

Covenants, Conditions and Restrictions
HOA Documents*
Title Commitment
Plat Map
Aerial Image
Metro National Title Wire Instructions

*HOA documents have been ordered. We will be updated once received.

Homeowner's Association: Snow Country Condos
Contact: Blooming Property Management
Phone Number: 435-649-6583
Email Address: all@bloomingpc.com

Use Metro National Exchange Services, Inc. to accommodate your 1031 Exchange.
This document is provided as a courtesy only, and no representation is made as to the effect, completeness, validity or accuracy of the various documents referenced herein. Reference is hereby made to the Commitment for Title Insurance for the terms and conditions applicable thereto.

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IMPORTANT Information for Buyers/Sellers regarding the new Anti-Money Laundering Rule issued by the U.S. Financial Crimes Enforcement Network (FinCEN).

Effective March 1, 2026

Important Note: A new Federal Anti-Money Laundering Rule will apply (as of March 1, 2026) to all **cash transactions** (or private money loans) **where the buyer is a trust or entity** (LLC, Corporation, Partnership). For these transactions, Metro Title will be required to gather extensive information from the buyer(s) and some additional information from the seller(s). The forms that buyer(s)/seller(s) will need to fill out are hyperlinked below for review. In any transaction where this new rule applies, we will send the documents below to the buyer(s) and seller(s) to be filled out electronically.

Buyer FinCEN Form
Seller FinCEN Form

More details about this new rule are provided below. Please reach out to your Escrow Officer with any questions or concerns.

Beginning March 1, 2026, all title and escrow companies will be required to comply with the data collection and reporting requirements of the Anti-Money Laundering Rule issued by the U.S. Financial Crimes Enforcement Network.

This new rule requires that we collect information concerning certain residential real estate sale transactions where the buyer is a trust or a legal entity (LLC, Corporation, Partnership), and which involves a cash purchase, private financing or financing provided by an institution not subject to federal Anti-Money Laundering or Suspicion Activity Report requirements.

To comply with these new federal reporting requirements, we will be required to collect detailed information and documentation from both buyers and sellers participating in qualifying transactions. Buyers and sellers in these transactions can expect that we will be asking for additional detailed information and documentation about themselves and their trusts or legal entities. Buyers will also be required to provide comprehensive information on the source(s) of funds used in any reportable transaction.

This notice is provided for informational purposes only and does not constitute legal or tax advice. You are encouraged to consult with your own independent legal counsel or tax advisor if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

Additional information can be found at: www.fincen.gov/rre

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