

TW280634378

Mail Tax Notice to:

HVI LLC

1349 W. Galleria Drive, Suite 200

Henderson, NV 89014

ENT 80317:2008 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Jul 15 4:57 pm FEE 17.00 BY CS
RECORDED FOR TITLE WEST - HIGHLAND OFFIC
ELECTRONICALLY RECORDED

WARRANTY DEED

Real Property, LLC, a Utah limited liability company, GRANTOR

hereby **CONVEYS AND WARRANTS TO**

HVI LLC, a Nevada limited liability company, GRANTEE

of: 1349 W. Galleria Drive, Suite 200, Henderson, NV 89014

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

Units 203 and 204, Phase "3" Amended, contained within PINEHURST PLAZA OFFICE CONDOMINIUMS, an Expandable Condominium Project, Orem, Utah, as the same is identified in the record of survey map therefore recorded in Utah County, Utah, as Entry No. 4502:2007, Map Filing No. 12053-133 (as said record of survey map may have heretofore been amended or supplemented) and the Declaration of Condominium, Pinehurst Plaza Office Condominiums (Including Owners Association Bylaws), recorded in Utah County, Utah, as Entry No. 73686:2001, as said Declaration may have heretofore been amended.

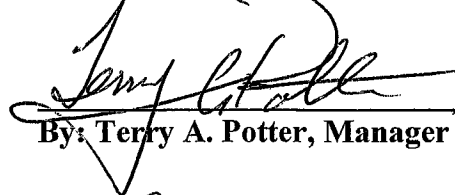
TOGETHER WITH the undivided ownership interest in and to the common areas and facilities which is appurtenant to said unit, as more particularly described in said Declaration (as said Declaration may have heretofore been amended.)

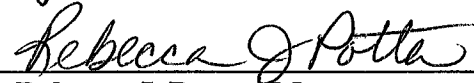
TOGETHER WITH all tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

Subject To: See Exhibit "A" for Attached Exceptions

WITNESS the hand of said Grantor this 8th day of July, 2008.


Real Property, LLC, a Utah limited liability company


By: Terry A. Potter, Manager


By: Rebecca J. Potter, Manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the 14th day of July, 2008, personally appeared before me, **Terry A. Potter and Rebecca J. Potter, as Managers of Real Property, LLC, a Utah limited liability company**, the signor(s) of the within instrument who duly acknowledged before me that they executed the same.

 **JOSE ORNELAS**
NOTARY PUBLIC • STATE of UTAH
5455 W. 11000 N. STE. 203
HIGHLAND, UT 84003-8802
COMM. EXP. 10-14-2009


NOTARY PUBLIC

Exhibit "A"

1. Terms, conditions, and limitations imposed by the provisions of the Utah Condominium Act, Title 57, U.C.A. Section 8.
2. Non-exclusive easements and rights of way which affect the Common Areas as shown on the Record of Survey Map (including any amendments and/or supplements thereto) and as set forth in the Declaration (and any amendments and/or supplements thereto) as referred to herein.
3. Exclusive easements which affect the Common Area for "Limited Common Areas" and for facilities which are appurtenant to said Unit, as shown on the Record of Survey Map and as set forth in the Declaration, and any Amendments and/or Supplements to such Record of Survey Map and Declaration as referred to herein.
4. A controlled access easement as disclosed in Warranty Deed and the terms, conditions, and limitations contained therein:
 Recorded: March 19, 1962
 Entry No.: 3851
 Book/Page: 900/252
5. A controlled access easement as disclosed in Warranty Deed and the terms, conditions, and limitations contained therein:
 Recorded: December 31, 1963
 Entry No.: 17700
 Book/Page: 959/28
6. EASEMENT AND CONDITIONS CONTAINED THEREIN:
 Grantee: UTAH POWER AND LIGHT COMPANY
 Recorded: January 29, 1964
 Entry No.: 1497
 Book/Page: 961/581
7. EASEMENT AND CONDITIONS CONTAINED THEREIN:
 Grantee: UTAH POWER AND LIGHT COMPANY
 Recorded: January 29, 1964
 Entry No.: 1498
 Book/Page: 961/583
8. EASEMENT AND CONDITIONS CONTAINED THEREIN:
 Grantee: UTAH POWER AND LIGHT COMPANY
 Recorded: January 29, 1964
 Entry No.: 1499
 Book/Page: 961/585

9. Reciprocal Access, Drainage and Parking Easements as disclosed on the Official Plat of Pinehurst Plaza, Plat "A", recorded August 15, 2000 as Entry No. 63732:2000 of Official Records.
10. Continuous Reciprocal Access, Parking, Drainage, and Utility Easements as disclosed on the Official plat of Pinehurst Office Condominiums, Phase 1, recorded July 26, 2001 as Entry No. 73685:2001 of Official Records.
11. Covenants, Conditions, Restrictions, and/or Easements, except color, creed, national origin, religion, sex, handicap, or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument:
Recorded: July 26, 2001
Entry No.: 73686:2001

Amendment to said Covenants:
Recorded: November 15, 2004
Entry No.: 128420:2004

Amendment to said Covenants:
Recorded: October 14, 2005
Entry No.: 117217:2005

Amendment to said Covenants:
Recorded: November 3, 2005
Entry No.: 126681:2005

Amendment to said Covenants:
Recorded: March 6, 2006
Entry No.: 25244:2006

Amendment to said Covenants:
Recorded January 9, 2007
Entry No. 4503:2007

Amendment to said Covenants:
Recorded: May 18, 2007
Entry No.: 73726:2007

Said Declaration provides among other things for the formation of a management board which has the power to assess charges for maintenance.