

Founders Title Company D39380

MAIL TAX NOTICE TO
GARN PROPERTIES LLC
26 W. Prim Rose Lane
Washington, UT 84780

E 2283788 B 4314 P 659
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/28/2007 9:04:00 AM
FEE \$10.00 Pgs: 1
DEP eCASH REC'D FOR FOUNDERS TITLE CO - LAYTON

Warranty Deed

AUDRENE YATES AS TRUSTEE OF THE AUDRENE YATES FAMILY TRUST DATED MARCH 19, 1990, GRANTOR

of Layton, County of Davis, State of UTAH, hereby CONVEY and WARRANT to

GARN PROPERTIES LLC

GRANTEE of 471 WEST HERITAGE PARK BLVD. #4 LAYTON, UT 84041 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in DAVIS County, State of UTAH:

Unit 4, contained within the Heritage Park at Layton Hills Office Condominiums, as the same is identified in the Record of Survey Map recorded in Davis County, Utah as Entry No. 1211423, in Book 1938, at Page 225, and in the Declaration of Covenants, Conditions and Restriction and Bylaws of the Heritage Park at Layton Hills Office Condominiums, recorded in Davis County, on November 16, 1995, as Entry No. 1211424, in Book 1938, at Page 226 of the Official Records.

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.

The following is shown for information purposes only: 10-180-0004

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2007 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 31st of May, A.D., 2007.

Signed in the Presence of:

Audrene Yates
AUDRENE YATES, TRUSTEE

STATE OF UTAH *Wyoming*
COUNTY OF ~~Davis~~ *Lincoln*

On the 31st of May, A.D., 2007, Personally appeared before me Audrene Yates as Trustee of The Audrene Yates Family Trust dated March 19, 1990, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

Nancy J. Brown
NOTARY PUBLIC
Residing at: *Thayne WY*
My Commission Expires: *6/25/2010*

