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Thomas P Roberts
1828 E Fort Union Blvd
Salt Lake City, UT 84121

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ENT 109728:2013 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Nov 27 3:09 pm FEE 14.00 BY CLS
RECORDED FOR THOMAS P ROBERTS PC

(2)

Mail tax notice to ANA CAPA PROPERTIES, LLC, 4491 West 10600 North, Highland Utah 84003

WARRANTY DEED

DAVID WILLIAM NICHOLLS, TRUSTEE OF THE D W NICHOLLS LIVING TRUST DATED JULY 13, 2010, grantor, of the County of Utah, State of Utah, hereby CONVEYS and WARRANTS to

ANA CAPA PROPERTIES, LLC, grantee, of the County of Utah, State of Utah, for the sum of Ten Dollars and other valuable considerations, the following described tract(s) of land in Utah County, State of Utah:

All of that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Utah and the State of Utah, being more particularly described in Exhibit A attached hereto and made a part hereof,

Together with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above described premises to the center lines thereof.

Address: 76 East Commerce Drive, Suite 203, Saratoga Springs, UT 84045.

TAX ID NUMBER: 66-320-0203

TOGETHER WITH all improvements, water rights and appurtenances thereto.

SUBJECT TO easements, covenants, restrictions, encumbrances, rights-of-way and reservations of record (or enforceable in law or equity).

WITNESS, the hand of said grantor this 22 day of November, 2013.

David William Nicholls

DAVID WILLIAM NICHOLLS, TRUSTEE OF
THE D W NICHOLLS LIVING TRUST DATED
JULY 13, 2010

STATE OF UTAH)

ss.

COUNTY OF SALT LAKE)

On this 22nd day of November, 2013, personally appeared before me **DAVID WILLIAM NICHOLLS, TRUSTEE OF THE D W NICHOLLS LIVING TRUST DATED JULY 13, 2010**, known to me to be the person described in and who signed the within instrument, and who duly acknowledged to me that he executed the same.

Thomas P. Roberts

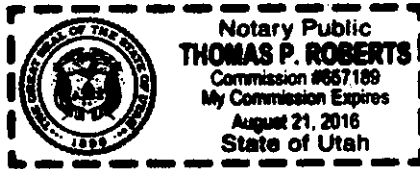


Exhibit A
LEGAL DESCRIPTION

Unit 203, contained within the Saratoga Town Center Office Condominium Plat B, Amending Units 203 & 204 By Change to Demising Wall, as the same is identified in the Record of Survey Map recorded in Utah County, Utah as Entry No. 63784:2010, (as said Record of Survey Map may have heretofore been amended or supplemented), and in the Declaration of Condominium (including Association Bylaws) of the Saratoga Town Center Office Condominium Plat B, recorded in Utah County, as Entry No. 63785:2010 (as said Declaration may have heretofore been amended 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.

The following is shown for information purposes only:

64-320-0203