

**WHEN RECORDED RETURN TO:**

**Name:** LONESTAR INVESTMENT GROUP, LLC  
**Address:** 76 EAST COMMERCE DRIVE #100  
SARATOGA SPRINGS, UT 84045  
File # 119305

Sidwell # 66-268-0002

**WARRANTY DEED**

(Limited Liability Company Form)

SARATOGA HILLS OFFICE, LLC, A UTAH LIMITED LIABILITY COMPANY

**GRANTOR**

of UTAH County and State of Utah, hereby CONVEY(S) AND WARRANTS to

LONESTAR INVESTMENT GROUP, LLC

**GRANTEE**

of UTAH, County and State of Utah, for the sum of Ten dollars and other good and valuable consideration DOLLARS, the following tract(s) of land in Utah County and State of Utah described as follows:

Unit No. 100, contained within the SARATOGA TOWN CENTER OFFICE CONDOMINIUM, as the same is identified in the Record of Survey Map recorded in Utah County, Utah on April 6, 2010, as Entry No. 27789:2010, and in the Declaration of Covenants, Conditions and Restriction and Bylaws of the SARATOGA TOWN CENTER OFFICE CONDOMINIUM, recorded in Utah County, on April 6, 2010, as Entry No. 27790:2010, and any amendments and/or supplements 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.

**Tax ID No:** 66:268:0002

also known by street and number as: 76 EAST COMMERCE DRIVE #100, SARATOGA SPRINGS, UT 84045

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2010 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 19<sup>th</sup> day of APRIL, 2010

SARATOGA HILLS OFFICE, LLC, A UTAH LIMITED LIABILITY COMPANY

By: SARATOGA HILLS OFFICE, LLC

By [Signature]  
MARK E. HAMPTON  
MANAGER

By [Signature]  
SPENCER H. HESS  
MANAGER

STATE OF Utah                    )  
  ) ss.  
COUNTY OF Salt Lake        )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of April, 2010, by MARK E. HAMPTON AND SPENCER H. HESS, the signors of the foregoing instrument, who being by me duly sworn did say that they are managers of SARATOGA HILLS OFFICE, LLC, A UTAH LIMITED LIABILITY COMPANY, and that MARK E. HAMPTON AND SPENCER H. HESS, duly acknowledged to me that they executed the same.

My commission expires May 4, 2013. Witness my hand and official seal.

[Signature]  
Notary Public:

