ENT 69241:2010 PG 1 of 3
Rodney D. Campbell
UTAH COUNTY RECORDER
2010 Aug 17 3:38 pm FEE 14.00 BY SS
RECORDED FOR SURETY TITLE
ELECTRONICALLY RECORDED

## WHEN RECORDED RETURN TO:

Name:

GREENWOOD DENTAL SS PROPERTIES LLC

Address:

76 EAST COMMERCE DRIVE 101 SARATOGA SPRINGS, UT 84045

File # 117415

Sidwell # 66-320-0101

## WARRANTY DEED

(Limited Liability Company Form)

SARATOGA HILLS OFFICE, LLC, A UTAH LIMITED LIABILTY COMPANY GRANTOR,

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

GREENWOOD DENTAL SS, PROPERTIES, 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:

See "Exhibit A" attached hereto

also known by street and number as: 76 EAST COMMERCE DRIVE 101, 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.

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IN WITNESS WHEREOF, the hand of said grantor, this 10th day of August, 2010

SARATOGA HILLS OFFICE, LLC, A UTAH LIMITED LIABILTY COMPANY

By BLAIR JENKINS

ITS: MANAGER

**STATE OF** Utah

) ss.

**COUNTY OF Salt Lake** 

The foregoing instrument was acknowledged before me this 10th day of August, 2010, by J. BLAIR JENKINS, AND SPENCER H. HESS, the signers of the foregoing instrument, who being by me duly sworn did say that they are the MANAGERS of SARATOGA HILLS OFFICE, LLC, A UTAH LIMITED LIABILTY COMPANY, and that J. BLAIR JENKINS AND SPENCER H. HESS, executed the within instrument by authority of its Operating Agreement and said J.BLAIR JENKINS AND SPENCER H. HESS, duly acknowledged to me tht they executed the same.

My commission expires September 15, 2012. Witness my hand and official seal.

Notary Public:

**ELAMAE W. CHAPLIN** NOTARY PUBLIC-STATE OF UTAH COMMISSION# 576040 COMM. EXP. 09-15-2012

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Exhibit A
LEGAL DESCRIPTION

File Number: 117415

Unit 101, 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.

Serial No. 66:320:0101

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