

11283627

11283627
11/21/2011 04:38 PM \$14.00
Book - 9968 Pg - 4775-4777
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
STOEL RIVES
4766 S HOLLADAY BLVD
SLC UT 84117
BY: ZJM, DEPUTY - MA 3 P.

When Recorded, Return To:

A. Craig Hale, Esq.
Stoel Rives LLP
4766 South Holladay Blvd.
Salt Lake City, Utah 84117

Mail Tax Notices To:

Capital Funding Limited Company, LLC
c/o Shree N. Sharma, Manager
4535 Westview Drive
Salt Lake City, Utah 84124-4751

Parcel No. 17-06-151-016-0000

LIMITED WARRANTY DEED

VIJAYA L. SHARMA and SHREE N. SHARMA, as Trustees of THE VIJAYA L. SHARMA FAMILY TRUST, u/t/a dated February 13, 1996 ("Grantors"), of Salt Lake City, Salt Lake County, Utah, hereby CONVEY AND WARRANT, to the extent provided below but not otherwise, to CAPITAL FUNDING LIMITED COMPANY, LLC ("Grantee), having a mailing address of 4535 Westview Drive, Salt Lake City, Utah 84124-4751, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, all of their interest in the following described real property situate in Salt Lake County, State of Utah:

LOT 307, EMIGRATION PLACE P.U.D., PHASE 1, PLAT 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE RECORDER'S OFFICE.

SUBJECT TO A PERPETUAL DRAINFIELD EASMENT FOR THE EXCLUSIVE USE OF LOT 309, EMIGRATION PLACE P.U.D., PHASE 1, PLAT 3 OVER A PORTION OF LOT 307 AS DESCRIBED IN ATTACHED EXHIBIT "A"

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantors this 7th day of November, 2011.

THE VIJAYA L. SHARMA FAMILY TRUST

Vijaya L Sharma TTEE
Vijaya L. Sharma, Trustee

Sharma TTEE
Shree N. Sharma, Trustee

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 7th day of November, 2011, VIJAYA L. SHARMA and SHREE N. SHARMA, as Trustees of THE VIJAYA L. SHARMA FAMILY TRUST, the signers of the within instrument, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that they executed the same.





NOTARY PUBLIC

EXHIBIT "A"
Legal Description
Emigration Place Lot 309
Sewer Drainfield Easement

Beginning at a point South 29° 53' 49" East 29.03 feet from the southwest corner of lot 309, the Emigration Place, and running: Thence 85.53 feet along the arc of a 94.70 foot radius curve to the right (chord bears South 26° 39' 35" East 82.66 feet) thence South 89° 12' 51" West 30.00 feet; thence 58.44 feet along the arc of a 64.70 foot radius curve to the left (chord bears North 26° 39' 35" West 56.47 feet); thence 26.45 feet along the arc of a 12.50 foot radius curve to the left (chord bears South 66° 48' 29" west 21.79 feet); thence South 06° 10' 45" West 42.71 feet; thence North 83° 49' 15" West, 30.00 feet; thence North 06° 10' 45" East 42.71 feet; thence 89.95 feet along the arc of a 42.50 foot radius curve to the right (chord bears North 66° 48' 29" East 74.07 feet), to the point of beginning.