

When Recorded mail to:  
James P. Morgan  
780 South 1840 West  
Orem, Utah 84058  
AFT NO: 19423-13

ENT 107679 : 2013 PG 1 of 1  
**Jeffery Smith**  
**Utah County Recorder**  
2013 Nov 21 01:31 PM FEE 10.00 BY CLS  
RECORDED FOR Affiliated First Title Compan  
ELECTRONICALLY RECORDED

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## *WARRANTY DEED*

**Pheasant Meadow at Sleepy Ridge, LLC**

GRANTOR(S)

of Sandy, County of Utah, State of UTAH

Hereby *Convey(s)* and *Warrant(s)* to

James Phillips Morgan and Linda Renard Morgan, trustees of the James Phillips Morgan and Linda Renard Morgan Revocable Living Trust dated GRANTEE(S) of Orem, County of Utah, STATE OF UTAH for the sum of 12/28/2009

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,

the following described tract(s) of land in *Utah* County, State of *Utah*:

Lot 305, PHEASANT MEADOW AT SLEEPY RIDGE PHASE 3A, Orem, Utah, as the same is identified in the recorded survey map in Utah County, Utah, as Entry No. 37326:2013, and Map Filing No. 13872 (as said survey map may have heretofore been amended or supplemented) and in the Declaration for Pheasant Meadow Townhomes at Sleepy Ridge, recorded as Entry No. 163934:2007 (as said declaration may have heretofore been amended or supplemented). Together with the appurtenant interest in said projects common areas as established in the aforementioned declaration.

49-745-0305

SUBJECT TO Easements, Restrictions, and Rights of Way of record and to general property taxes for the year 2014 and each year thereafter.

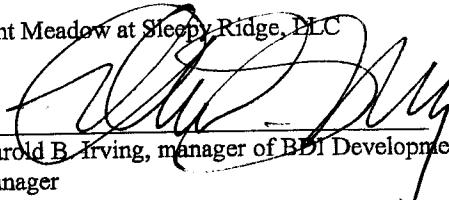
WITNESS, the hand(s) of said Grantor(s), on 11/19/13.

*Signed in the Presence of*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

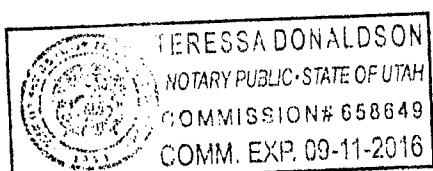
Pheasant Meadow at Sleepy Ridge, LLC

By:

  
Harold B. Irving, manager of BDI Development, LLC,  
manager

STATE OF UTAH )  
:SS  
COUNTY OF UTAH )

On 11/19/13 personally appeared before me Harold B. Irving, who being by me duly sworn did say that he is the manager of BDI Development, LLC who is the manager of Pheasant Meadow at Sleepy Ridge, LLC, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and duly acknowledged to me that said Limited Liability Company executed the same.



  
Theresa Donaldson  
Notary Public