

Recording Requested by:

First American Title Insurance Company  
National Commercial Services  
560 South 300 East  
Salt Lake City, UT 84111  
(801)536-3100

AFTER RECORDING RETURN TO:

D & KM Properties, L.C.  
560 South State Street  
Orem, UT 84058

ENT 108558 : 2013 PG 1 of 2

**Jeffery Smith**  
**Utah County Recorder**  
2013 Nov 25 03:08 PM FEE 12.00 BY SS  
RECORDED FOR First American Title Insurance  
ELECTRONICALLY RECORDED

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **SPECIAL WARRANTY DEED**

Escrow No: **NCS-637905-SLC1 (jt)**

A.P.N.: **65-143-0003**

**D & KM Properties LLC**, Grantor, of **Orem , Utah** County, State of **Utah**, hereby CONVEYS AND  
WARRANTS only as against all claiming by, through or under it to

**D & KM Properties, L.C., a Utah limited liability company**, Grantee, of **Orem , Utah** County, State  
of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described  
tract(s) of land in **Utah** County, State of **Utah**:

**Unit 3, contained within CASCADE PROFESSIONAL & COMMERCIAL CENTER  
CONDOMINIUMS (including a vacation of Cascade Medical-Dental Center Plat 1), a  
Condominium project located in Orem, Utah, as the same is identified in the Record of  
Survey Map recorded in the office of the Utah County Recorder as Entry No. 61431:2005, and  
Map Filing No. 11127, as said Record of Survey map may have heretofore been amended or  
supplemented, and in the Declaration of Condominium of Cascade Professional &  
Commercial Center Condominiums Recorded in the office of the Utah County Recorder as  
Entry No. 61432:2005 of Official Records (as said Declaration may have heretofore been  
amended or supplemented).**

**TOGETHER WITH the undivided ownership interest in and to the Common Areas and  
Facilities which is appurtenant to said Unit as more particularly described in said Declaration  
(as said Declaration may have heretofore been amended or supplemented).**

**TOGETHER WITH a Right of Way and Easement over, across and upon the following described land: Beginning at a point in the Westerly boundary of U.S. Highway No. 91, State Street, Orem, Utah, said point being South 1051.54 feet and East 1321.29 feet from the Northwest corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian, thence South 18 deg. 46' East along said Highway boundary 31.36 feet, thence South 89 deg. 44' West along a fence line 460 feet, more or less, thence North 00 deg. 46' 42" West 30 feet; thence North 89 deg. 44' East 451 feet, more or less, to the Westerly boundary of U.S. Highway 91 and the point of beginning.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2014** and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 22, 2013**.

D & KM Properties LLC

D. Kent Monsen, Manager

By: D. Kent Monsen, Manager

STATE OF Arizona )  
COUNTY OF Maricopa) SS



On NOV 22 2013, before me, Garry L. McCullough, Notary Public, personally appeared D. Kent Monsen, Manager of D & KM Properties LLC, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Garry L. McCullough

My Commission Expires: 9.24.14

This area for official notarial seal