

11443310
8/3/2012 9:29:00 AM \$12.00
Book - 10042 Pg - 4831-4832
Gary W. Ott
Recorder, Salt Lake County, UT
WILLIAMS TITLE GUARANTY
BY: eCASH, DEPUTY - EF 2 P.

Williams Title Guaranty and Escrow Agency, I.TD.
Escrow No. 00028376 / Case #521-547784

When Recorded Mail To:
Derek Coulter
10283 S. Marble St.
Sandy, UT 84094

SPECIAL WARRANTY DEED

This indenture, Made August 1st 2012 by and between **The Secretary of Housing and Urban Development**, (hereinafter referred to as "Grantor"), **1670 Broadway, 21st Floor, Denver, CO 80202**, and

Derek Coulter, Single Person
(hereinafter referred to as "Grantee");

Witnesseth: That the said Grantor, for and in consideration of the sum of **Ten Dollars (\$10.00) and Other Good and Valuable Considerations** in hand paid by the said Grantee (s), the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto the Grantee (s) forever the following described tract of land in Salt Lake, State of UTAH:

Lot 43, WHITE CITY NO. 11 SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Subject to easements, rights-of-way, and encumbrances of record, enforceable in law or in equity.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Tax ID No. 28-17-230-011

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 3, 2012

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701) and The Department of Housing and Urban Development Act (42 U.S.C. 3531.)

And, the said Grantor, for himself and his successors hereby covenants and specially warrants to and with the said Grantee (s), heirs and assigns, that previous to the time of execution of this conveyance, the said Grantor has not conveyed the same estate, or any right, title or interests therein, to any person other than the Grantee (s) and that

at the time of execution of this conveyance the said premises are free from encumbrances done, made or suffered by the Grantor, or any person claiming by, through or under him.

Subject to All covenants, restrictions, easements, conditions and rights appearing of record; Subject to taxes for the year 2012 and thereafter; and Subject to any state of facts an accurate survey would show.

In Witness Whereof the undersigned being specifically named pursuant to the delegation of authority published at 70 Federal Register 43, 171 (July 26, 2005) as an authorized agent, has set his/her hand as a principal and/or officer of Pemco, Ltd., Management and Marketing Contractor of the US Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development.

The Secretary of Housing and Urban Development, its successors and assigns, By Pemco, Ltd., pursuant to the delegation of authority published at 70 Federal Register 43, 171 (July 26, 2005) as an authorized agent and granted by letter on October 1, 2010 Pemco, Ltd.

Pemco, Ltd as Asset Manager #C-OPG-23642

State of Colorado)

By: [Signature] Its: _____
For HUD by [Signature]

County of Arapahoe)

(ss)

Sworn to and subscribed before me by Crystal Montoya
the Closing Specialist (title) of Pemco, Ltd., Management and Marketing Contractor of the US Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, and being specifically named pursuant to the delegation of authority published at 70 Federal Register 43, 171 (July 26, 2005) as an authorized agent, on the 1st day of August, 2012.

Commission Expires: 8/31/2013

Mary Maybee
Notary Public
Residing In: Colorado

MARY MAYBEE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires August 31, 2013