



ENT 115699:2012 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2012 Dec 31 3:27 pm FEE 14.00 BY SS  
RECORDED FOR PROVO LAND TITLE COMPANY

**RES**

## WARRANTY DEED

**Cotton Meadows LLC**

GRANTOR(S) for and in *consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration* in hand paid by

**Dennis Martin and Jane Martin , husband and wife**

GRANTEE(S), of **78 South 810 East, American Fork UT ,84003**

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in UTAH County, Utah:

See Attached Exhibit "A"

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

TAX SERIAL NO. 40-439-24

WITNESS our hands on this 28th day of December, 2012

Cotton Meadows LLC  
by:;

State of Utah                    )  
  SS:  
County of Utah                 )

On the 28th day of December, 2012 personally appeared before me  
*Rick Salishaw*  
who being by me duly sworn did say, each for himself, that they are the  
members/managers of the Cotton Meadows LLC a Limited Liability Company and that  
the within and foregoing instrument was signed on behalf of said Limited Liability  
Company by authority of its articles of organization and each duly acknowledged to me  
that said Limited Liability Company executed the same.

*Kevin Pinder*  
\_\_\_\_\_  
Notary Public

Commission expires: *7/27/14*  
Residing in: *Orem, UT*



## EXHIBIT "A"

Tax Serial No. 40-439-24

Unit 24, Plat "A" Amended, contained within the Granite View Estates P.U.D., a Planned Unit Development, as the same is identified in the recorded survey map in Utah County, Utah, as Entry No. 33326:2011 and Map Filing No. 13448, (as aid record of survey map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions, recorded in Utah County, Utah, as Entry No. 33327:2011 (as said record of survey map may have heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in said Project's Common Areas as established in the Declaration of Covenants, Conditions and Restrictions and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which said interest relates