

Recording Requested by:
Richard L. Garcia and Karen M. Garcia,
Husband and wife as joint tenants
3314 S. Hunter Villa Lane #D
West Valley City, UT 84128
(801) 513-9610

12143369
10/01/2015 10:18 AM \$12.00
Book - 10366 Pg - 8319-8320
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
GUSTAFSON LEGAL SERVICES
1174 ANGUS COURT
PARK CITY UT 84098
BY: TWA, DEPUTY - MA 2 P.

**After Recording Return to and Mail
Tax Statements to:**
Richard Larry Garcia and Karen Maxine Garcia,
Trustees of the Richard Larry Garcia and
Karen Maxine Garcia Trust Dated September 2, 2015
3314 S. Hunter Villa Lane #D
West Valley City, UT 84128
(801) 513-9610

WARRANTY DEED

APN: 14-27-329-081-0000

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Richard L. Garcia and Karen M. Garcia, husband and wife as joint tenants, hereinafter referred to as "Grantors," do hereby grant, convey and warrant unto Richard Larry Garcia and Karen Maxine Garcia, Trustees of the Richard Larry Garcia and Karen Maxine Garcia Trust dated September 2, 2015, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the County of Salt Lake, State of Utah, to-wit:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
 Legal Description:

UNIT D, IN BUILDING 20, CONTAINED WITHIN THE HUNTER VILLAS CONDOMINIUMS PHASE 2 AMENDED, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON JULY 06, 2004 IN SALT LAKE COUNTY, AS ENTRY NO. 9111885, IN BOOK 2004P, AT PAGE 174 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON JANUARY 17, 2002, IN SALT LAKE COUNTY, AS ENTRY NO. 8124678 IN BOOK 8555 AT PAGE 7304 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION 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.

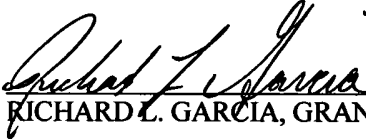
Also known by street and number as: 3314 S. Hunter Villa Lane #D, West Valley City, UT 84128

SUBJECT to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2015 and thereafter.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 2 day of September, 2015.

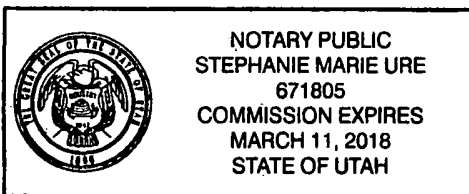

RICHARD L. GARCIA, GRANTOR


KAREN M. GARCIA, GRANTOR

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this 2 day of September, 2015, personally appeared before me RICHARD L. GARCIA and KAREN M. GARCIA, the signers of the foregoing instrument, WARRANTY DEED, who duly acknowledged having executed the same as grantors.

Witness my hand and official seal.




Notary Public