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9/21/2016 10:59:00 AM \$12.00
Book - 10478 Pg - 3539-3540
Gary W. Ott
Recorder, Salt Lake County, UT
SURETY TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED RETURN TO:
M & P Eaglemann, LLC
1533 West Eaglemann Court
West Jordan, UT 84084
Tax ID No.: 21-27-205-012-

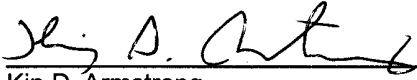
WARRANTY DEED

Kip D. Armstrong, an unmarried man, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to M & P Eaglemann, LLC, a Utah Limited Liability Company **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 20th day of September, 2016.



Kip D. Armstrong

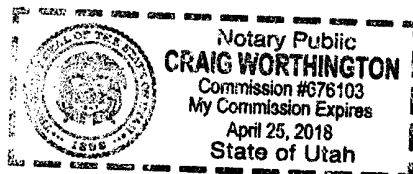
State of Utah
County of Salt Lake

On this 20th day of September, 2016, personally appeared before me, the undersigned Notary Public, personally appeared Kip D. Armstrong, personally 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 before 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.



Notary Public
My commission expires: April 25, 2018

File Number: 132538
Warranty Deed Ind BP UT



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EXHIBIT "A"
LEGAL DESCRIPTION

Unit No. 12, GARDEN GROVE SOUTH CONDOMINIUM, a Utah Condominium Project, as the same is identified in the Condominium plat recorder in the office of the County Recorder of Salt Lake county, Utah as Entry NO 9762558 in Book 2006P at Page 175 (as said Condominium Plat may have heretofore been amended or supplemented) and in the Declaration of Condominum of Garden Grove South Condominium, a Utah Condominium Project as recorder in the office of the County Recorder of Salt Lake County Utah as Entry No. 9762566 in Book 9312 at Page 4961 (as said declaration may have heretofore been supplemented).