

WHEN RECORDED, RETURN TO:

HOLME ROBERTS & OWEN LLP  
111 East Broadway Suite 1100  
Salt Lake City, Utah 84111  
Attn: Pattie S. Christensen, Esq.

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SHERYL L. WHITE, DAVIS CNTY RECORDER  
1999 JUN 4 8:34 AM FEE 12.00 DEP NT  
REC'D FOR HOLME ROBERTS & OWEN

Unit 45 Ridgeview of Maple Hills Condominiums 2, Cluff  
05-086-0045 QUITCLAIM DEED

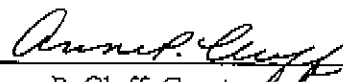
THIS QUITCLAIM DEED is given by ANNE P. CLUFF, with an address of 905 East Millstream Way, Bountiful, Utah 84010 ("Grantor"), to CLUFF FAMILY INVESTMENTS LLC, a Utah limited liability company, with an address of 905 East Millstream Way, Bountiful, Utah 84010 ("Grantee").

For valuable consideration, Grantor hereby quitclaims to Grantee all of his right, title and interest in the property located in Davis County, Utah and more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

SUBJECT TO easements, restrictions and rights of way of record.

GRANTOR MAKES NO WARRANTIES, WHATSOEVER.

DATED this 22nd day of April, 1999.

  
Anne P. Cluff, Grantor

STATE OF UTAH                    )  
  : ss  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 22nd day of April, 1999, by Anne P. Cluff.

  
Notary Public

(SEAL)

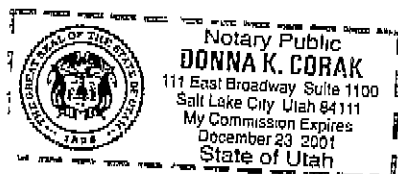


EXHIBIT A

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- All of Unit 45 as shown in the Record of Survey Map for Ridgewood of Maple Hills Phases I, II, and III, appearing in the records of the Davis County Recorder, Farmington, Utah, dated 28 August 1975, recorded 8 September 1975, Entry #419066, Book 577, Page 229, and as described in the Declaration of Condominium for RIDGEWOOD OF MAPLE HILLS, appearing as Entry #419067, Book 577, Page 230 and following pages of the Official Records of Davis County, as amended by the Amendment to the Map dated 14 June 1976, recorded 18 June 1976, Entry #436355, Book 605, Page 921, as as further amended 21 July 1977, Entry #467981, Book 660, Page 30 of Official Records, and the First Amendment to Declaration of RIDGEWOOD CONDOMINIUM, dated 17 June 1976, recorded 18 June 1976, as Entry #436356, Book 605, Pages 922-929, and the Second Amendment to Declaration of RIDGEWOOD CONDOMINIUM, dated 14 July 1977, recorded 21 July 1977, Entry #467982, Book 660, Pages 36-43, of the Official Records of Davis County.

TOGETHER with an undivided 1.5889 percent interest in and to the common areas and facilities as the same are established and identified in the Declaration and Map referred to above, as amended.

TOGETHER with and subject to easement through said unit, appurtenant to common areas and facilities and all other units, for the support and repair of said unit of the common areas and facilities, and all other units; subject to the provisions of the Utah Condominium Ownership Act, the aforesaid Declaration and all rules, regulations and agreement lawfully made or entered into pursuant to the provisions of the aforesaid Act and Declaration as amended, and all easements, conditions and restrictions of record.