

WHEN RECORDED, RETURN TO: **RETRN UNIT**

HOLME ROBERTS & OWEN LLP JUN - 4 1999
111 East Broadway Suite 1100
Salt Lake City, Utah 84111
Attn: Pattie S. Christensen, Esq.

E 1521026 B 2512 P 363
SHERYL L. WHITE, DAVIS CNTY RECORDER
1979 JUH 4 8:34 AM FEE 12.00 DEP MT
REC'D FOR HOLME ROBERTS & OWEN

20 17 18 19 20 21 22 23 24 25 26 27 28 29 30

03-104-0013 QUITCLAIM DEED

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, 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
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.

A circular seal of the State of Utah, featuring a central shield with a plow, a sheaf of wheat, and a beehive, surrounded by the words "THE STATE OF UTAH" and "1896".

Donna K Corak
Notary Public

Notary Public

All of Unit 13 including the appurtenant Parking Unit, and the appurtenant Common Area and Limited Common Areas, as the same is defined and established and identified on the "RECORD OF SURVEY CONTINENTAL TOWNHOUSE CONDOMINIUM", duly dated August 1, 1980, and duly recorded in the Office of the County Recorder of Davis County, Utah, on October 7, 1980, as Entry No. 576372, in Book 842, Page 962 of Official Records, and in the CONTINENTAL TOWNHOUSE CONDOMINIUMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS, dated October 6, 1980, recorded October 7, 1980, as Entry No. 576373, in Book 842, Page 963 of Official Records of Davis County, Utah, as the said "Survey Map" and "Declaration" were amended by Amendment, dated August 23, 1982, recorded August 24, 1982, as Entry No. 621459, in Book 912, Page 580 of Official Records, which said Amendment changes and amends the Survey Map and Declaration as the same pertains to Building 12, making part of the same Common Area, and designating part of said Building 12 as Private Ownership Areas for Units 45 and 47 as therein set forth, and by Changing the Designation of Carports numbered 45, 46, and 47 as shown on said "Survey Map" designating Carport number 45 as Private Ownership Area for Unit No. 49 and designating Carport number 46 as Private Ownership Area for Unit No. 50, and designating Carport number 47 as Private Ownership Area for Unit No. 46, EXCEPTING the South 4.88 feet, more or less, of the West 294.58 feet of the Common Area, and the South 8.22 feet, more or less, of Garage No. 50 in Building 12, and the Common Area lying South of and contiguous to Buildings 11 and 12 as the same is shown on said Record of Survey, and as amended, recorded October 14, 1982, as Entry No. 624653, in Book 917, Page 511 of Official Records, and as further amended by Amendment dated November 26, 1982 and recorded December 1, 1982, as Entry No. 627682, in Book 922, Page 291 of Official Records;

TOGETHER WITH an undivided interest in and to the Common Areas and the Limited Common Areas as the same are established and identified in the Maps and Declarations referred in hereinabove;

TOGETHER WITH AND SUBJECT TO easements through said Units, appurtenant to the Common Area and the Limited Common Areas, and all other units, for the support and repair of said Units of the Common Areas, the Limited Common Areas, and all other units;

SUBJECT TO the provisions of the Utah Condominium Ownership Act, the aforesaid "Declaration", and the aforesaid "Survey Map", and all rules, regulations, and agreements lawfully made and/or entered into pursuant to the provisions of the aforesaid Act and Declaration, and all easements, conditions, and restrictions, and agreements of record.