2176137 BK 4054 PG 1217

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/13/2006 4:06:00 PM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

After recording return to:
)
MURRAY O. GROVUM
)
37 E. Courtyard Lane #36.
)
Centerville, Utah 84014
)

-Above This Line Reserved For Official Use

4471410

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE HUNDRED FIFTY-FOUR THOUSAND DOLLARS (\$ 154,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on the 1ST day of JUNE , 2006, JANALYN BLEAK, a single woman of 37 East Courtyard Lane, #36, Centerville, Utah 84014 hereinafter referred to as "Grantor", does hereby grant, convey, sell and warrant unto MURRAY O. GROVUM, a single man hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davis, State of Utah, to-wit:

UNIT NO. 36, BULDING 6, CONTAINED WITHITN THE COURTYARD AT PAGES LANE A CONDOMINIUM DELVELOPMENT, PHASE 4, A CONDOMINIUM PROGJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN DAVIS COUNTY, AS ENTRY NO. 1483396, IN BOOK 2439, AT PAGE 574 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN DAVIS COUNTY, AS ENTRY NO. 1483351 IN BOOK 2439 AT PAGE 579 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTERST IN SAID PROJECTS 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.

Property Address: 37 East Courtyard Lane, #36 Centerville, UT 84014

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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.

| defend the title to the said lands against all clair | ns wnatever. |
|------------------------------------------------------|----------------------------------------------------------------|
| WITNESS Grantor hand this the 121 | day of, 2006. |
| | La Maria Deall |
| | INAL YN REAR |
| Signed in the presence of: |) |
| Debre M Co | . 🗸 |
| Colore M Cg | Notary Public |
| | DEBRA McCUY 4 Ragal Street, 466 |
| STATE OF UTAH | Murray, Uteh 84107 My Conveniesion Exptree June 25, 2008 |
| COUNTY OF _ Oares | State of Utah |
| On this 15th day of June | , 2006, before me personally |
| | to be the person who executed the foregoing |
| instrument, and she thereupon duly acknowled | iged to me that she executed the same to be her |
| free act and deed. | |
| | (L) eler M Ca |
| | Notary Public |
| My commission expires: | · |
| June 25, 2008 | Grantee Name, Address, phone: |
| Grantor Name, Address, phone: | MUTTAL O. Grovum |
| Janalun Bleak | 37 E. Courtuard #37 |
| 680 NU 900E | Conterville UT 84014 |
| Boundiful Vt 84010 | (BOI) 499-7192 |
| <u>(80) 296- 1971</u> | SEND TAX STATEMENTS TO |
| | CDANTER |

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance. No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared By:, P. DeSantis, Esq., Law's Specialty Group, Inc., 235 West Brandon Blvd., #191, Brandon, Florida 33511