

Order No: 103207
When Recorded Mail To:
Karen Jene Cravens
677 North 310 West
Centerville, UT 84014

E 2537621 B 5058 P 24-25
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/1/2010 9:03:00 AM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE & ESCROW

WARRANTY DEED

**Cityview Pineae Village 227, L.P., a Delaware Limited Partnership, of Taylorsville, Utah
grantor,**

hereby CONVEY(S) AND WARRANT(S) to

Karen Jene Cravens, ,
grantee,

of 677 North 310 West, Centerville, UT 84014

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in **Davis County, Utah:**

SEE ATTACHED EXHIBIT "A"

Serial Number: 02-233-0004

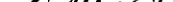
Subject to easements, restrictions and rights of way of record.

The partner/s who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under the terms of the partnership agreement and in accordance with the operating agreement created by said partnership and s the general partner of the same.

In witness whereof, the Grantor has caused its name and seal to be affixed to this deed on **June 29, 2010**.

Signed in the presence of:

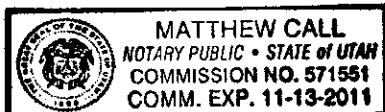
**Cityview Pineae Village 227, L.P., a Delaware
Limited Partnership**

By: 
Quinn S. Mortensen, Authorized Signatory

By:

State of **Utah**)
County of **Salt Lake**)

On the **29th day of June, 2010**, personally appeared before me **Quinn S. Mortensen**, authorized signatory for **Cityview Pineae Village 227, L.P., a Delaware Limited Partnership**, the Partnership that executed the above and foregoing instrument and that said instrument was signed in behalf of said Partnership by authority of the Articles of said Partnership, and said **Quinn S. Mortensen** and, each duly acknowledged to me that said Partnership executed the same.



Notary Public:

EXHIBIT "A"

UNIT D, BUILDING 201, CONTAINED WITHIN PINEAE VILLAGE PLAT IV, A PLANNED UNIT DEVELOPMENT, AMENDING PINEAE VILLAGE P.U.D., LOTS 156 AND 157, AS THE SAME IS IDENTIFIED IN THE FINAL PLAT RECORDED IN DAVIS COUNTY, UTAH, AS ENTRY NO. 2536348, IN BOOK 5054, AT PAGE 878, OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH (AS SAID FINAL PLAT MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEAE VILLAGE CONDO PLAT III, RECORDED IN DAVIS COUNTY, UTAH, AS ENTRY NO. 2536350, IN BOOK 5054, AT PAGE 882, OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN SUPPLEMENTED) TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE PINEAE VILLAGE AT CENTERVILLE, SUBJECT TO PROVISIONS HEREOF AND THE MASTER DECLARATION RECORDED IN DAVIS COUNTY, UTAH, AS ENTRY NO. 2265491, IN BOOK 4271 AT PAGE 392-468, OF THE OFFICIAL RECORDS.

GRANTEE HEREBY IRREVOCABLY GRANTS TO GRANTOR, ITS ASSIGNS AND DESIGNEES, AN EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS UPON, ACROSS AND OVER THE PROPERTY (I) UNTIL ALL WORK ON THE RESIDENCE IS COMPLETER, FINAL GRADING AND LANDSCAPING OF THE LOT IS COMPLETER, AND GRANTOR'S BOND OR SECURITY FOR COMPLETION IS RELEASED IN FULL; AND (II) DURING THE CONSTRUCTION OF SURROUNDING RESIDENCES AS NECESSARY IN GRANTOR'S SOLE DISCRETION. THIS INGRESS AND EGRESS EASEMENT IS DESIGNED WITHOUT LIMITATION TO ALLOW GRANTOR TO OBTAIN A FULL AND TIMELY RELEASE OF ALL BONDS AND SECURITY IN PLACE REGARDING THE PROPERTY AND TO COMPLETE CONSTRUCTION ON OTHER RESIDENCES WITHIN THE PROJECT. GRANTEE ACKNOWLEDGES AND ACCEPTS A POSSIBLE CONTINUATION OF CONSTRUCTION ACTIVITY AFTER RECORDING WHICH MAY SUBJECT THE RESIDENCE TO ENCROACHMENT OF CONSTRUCTION EQUIPMENT AND VEHICLES, STOCKPILING OF SOIL AND ROCKS AND CONSTRUCTION MATERIALS. THIS EASEMENT SHALL TERMINATE TWO YEARS FROM THE DATE THEREOF.

Serial Number: