

Recorded at the Request of  
Kelly J. Applegate, Esq.  
Ray, Quinney & Nebeker PC  
P.O. Box 45385  
Salt Lake City, UT 84145-0385

**RETURNED**  
**FEB 24 2011**

E 2586270 B 5217 P 1027  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/24/2011 04:45 PM  
FEE \$11.00 Pgs: 1  
DEP RT REC'D FOR DONALD CURT DERU

Mail Tax Notice to:  
Donald Curt Deru, Trustee  
2761 East 1525 North  
Layton, UT 84040

Space above for County Recorder's use

Parcel Number: 11:291:0017

**SPECIAL WARRANTY DEED**

SELETHA D. DERU, Grantor, hereby CONVEYS AND WARRANTS against all who claim by, through, or under the Grantor to Donald Curt Deru and Cook Islands Trust Limited, or their successors, as Trustees of the FORTRESS FAMILY TRUST dated the 3<sup>rd</sup> day of December, 2010, as amended, Grantee, of 2761 East 1525 North, Layton, UT 84040, for the sum of Ten and No/100 Dollars and other good and valuable consideration, all of her interest in and to the following described real property commonly referred to as 99 Cove Lane, Layton, in Davis County, State of Utah, and more particularly described as:

All of Lot 17, TWIN PEAKS COVE AMENDED, according to the official plat thereof, recorded in the office of the County Recorder of Davis County, Utah.

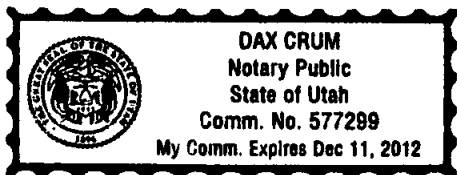
SUBJECT TO current general taxes, easements, restrictive covenants and rights of way of record.

WITNESS the hand of said Grantor, this 22 day of February, 2011.

Seletha D. Deru  
Seletha D. Deru

STATE OF UTAH                                    )  
  ) : ss.  
COUNTY OF DAVIS                            )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of February, 2011, by Seletha D. Deru.



Dax Crum  
Notary Public