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BK 5954 PG 592

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
2/12/2014 3:24:00 PM  
FEE \$13.00 Pgs: 2  
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:  
First American Title Company, LLC  
6985 S. Union Park Ctr, Suite 170  
Midvale, UT 84047  
(801)562-2212

AFTER RECORDING RETURN TO:  
Daupheni Nan Daniels  
1125 North 200 East #27  
Bountiful, UT 84010

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. **301-5599922 (CS)**  
A.P.N.: **03-018-0027**

**Robert S. Hosking and C. Annette Hosking, or their Successors, as Trustees of the R & A Hosking Trust dated the 20 day of November, 2012, as amended,** Grantor, of **Bountiful, Davis** County, State of **UT**, hereby CONVEY AND WARRANT to

**Daupheni Nan Daniels, a single woman,** Grantee, of **Bountiful, Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

**UNIT NO. 27, IN BUILDING 7, CONTAINED WITHIN THE LEMON TREE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON JULY 19, 1979 IN DAVIS COUNTY, AS ENTRY NO. 538680, IN BOOK 780, AT PAGE 992 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON JULY 19, 1979 IN DAVIS COUNTY, AS ENTRY NO. 538681 IN BOOK 780 AT PAGE 993 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)**

**TOGETHER WITH AN EQUAL AND UNDIVIDED .0325% OWNERSHIP INTEREST IN ALL COMMON AREAS AND FACILITIES.**

**TOGETHER WITH AN EXCLUSIVE RESERVATION OF RIGHT IN AND TO PARKING UNIT NO. 27 IN SAID COMMON AREA AND FACILITY.**

**TOGETHER WITH RIGHTS OF WAY OVER AND ACROSS ALL THOSE PORTIONS OF DRIVEWAYS AND PARKING AREAS AS SHOWN AND DESCRIBED ON THE RECORD OF SURVEY MAP AND DECLARATION OF CONDOMINIUM AS COMMON AREAS.**

**TOGETHER WITH THE RIGHT TO USE, EGRESS AND INGRESS IN AND TO ALL OTHER COMMON AREAS, AS PARTICULARLY DESCRIBED AND LIMITED BY THE DECLARATION OF CONDOMINIUM AND THE BY-LAWS.**

**ALSO TOGETHER WITH AN AUTOMATIC MEMBERSHIP IN THE LEMON TREE CONDOMINIUM ASSOCIATION, AS PERTINENT TO THE UNIT ABOVE, WHICH MEMBERSHIP IS SUBJECT TO THE RIGHTS, DUTIES AND ASSESSMENTS OF SUCH MEMBERSHIP.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2013** and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 11<sup>th</sup>**, 2014.

Robert S. Hosking and C. Annette Hosking,  
or their Successors, as Trustees of the R & A  
Hosking Trust dated the 20 day of November,  
2012, as amended

Robert S. Hosking TRUSTEE  
Robert S. Hosking, Trustee

C. Annette Hosking TRUSTEE  
C. Annette Hosking, Trustee

STATE OF Utah )  
County of Davis ) ss.

On 2/11/14, before me, the undersigned Notary Public,  
personally appeared **Robert S. Hosking and C. Annette Hosking, Trustees of R & A Hosking Trust, dated the 20 day of November, 2012, as amended** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

[Signature]

Notary Public

