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BK 6449 PG 73

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/9/2016 10:55:00 AM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

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

AFTER RECORDING RETURN TO:
Derek J. Anderson
1617 South Main Street
Bountiful, UT 84010

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

SPECIAL WARRANTY DEED

Escrow No: **301-5754747 (CS)**
A.P.N.: **03-163-0011**

Derek J. Anderson, a Married Man, Grantor, of **Bountiful**, **Davis** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Derek J. Anderson and Brian McBride Gardner, as joint tenants, 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**:

ALL OF UNIT 2D, CONTAINED WITHIN THE FIVE POINTS TOWNHOUSE CONDOMINIUMS, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON JULY 17, 1997 IN DAVIS COUNTY, AS ENTRY NO. 1335341, IN BOOK 2153, AT PAGE 176 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON JULY 17, 1997 IN DAVIS COUNTY, AS ENTRY NO. 1335342 IN BOOK 2153 AT PAGE 177 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S 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.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2015** and thereafter.

Witness, the hand(s) of said Grantor(s), this February 8, 2016.

Derek J. Anderson
Derek J. Anderson

STATE OF Utah)
County of Salt Lake)ss.

On Feb 8, 2014, before me, the undersigned Notary Public, personally appeared **Derek J. Anderson**, 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:

Monica Wayne
Notary Public

