

Recorded at Request of _____

at _____, M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to GRANTEES

Address 123 East 2nd Ave #504
Salt Lake City UT 84103

WARRANTY DEED

PINEBROOK POINTE JOINT VENTURE II AND PINEBROOK POINTE JOINT VENTURE

of **SUMMIT** County, of **PARK CITY**, State of **UTAH** grantor
hereby **CONVEY** and **WARRANT** to
ROBERT H. HUGHES AND BERNICE H. HUGHES, HUSBAND AND WIFE AS
JOINT TENANTS

of **PARK CITY, UTAH** grantee
Ten and no/100 (and other good and valuable consideration)-----DOLLARS,
for the sum of

the following described tract of land in **SUMMIT** County,
State of Utah:

**UNIT 22, BUILDING L, PINEBROOK POINTE CONDOMINIUMS, PHASE "B",
AN EXPANDABLE UTAH CONDOMINIUM PROJECT, TOGETHER WITH THE
APPURTENANT INTEREST IN THE COMMON AREA AS THE SAME IS
DESCRIBED AND SET FORTH IN THE RECORD OF SURVEY MAP RECORDED
JUNE 17, 1997, AS ENTRY NO. 480840, AND THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED JUNE 17,
1997, AS ENTRY NO. 480841, IN BOOK 1053, ON PAGE 757, AND
RECORD OF SURVEY MAP RECORDED APRIL 2, 1998 AS ENTRY NO.
503325, AND THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED
APRIL 2, 1998, AS ENTRY NO. 503326 IN BOOK 1133 AT PAGE 18 IN
THE SUMMIT COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way currently of record and general property taxes for the year 1998 and thereafter.

WITNESS, the hand(s) of said grantor(s), this _____ day of

August, A.D. 19 *98*

PINEBROOK POINTE JOINT VENTURE II

By: *[Signature]*

PINEBROOK POINT JOINT VENTURE

By: *[Signature]*

STATE OF UTAH,)
County of) ss.
)

00514778 Bk01172 Pg00560-00562

**ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1998 AUG 10 16:18 PM FEE \$14.00 BY DMG
REQUEST: COALITION TITLE**

On the _____ day of _____
personally appeared before me

, A.D. 19 _____

the signer(s) of the within instrument, who duly acknowledged to me that (he/she/they) executed the same.

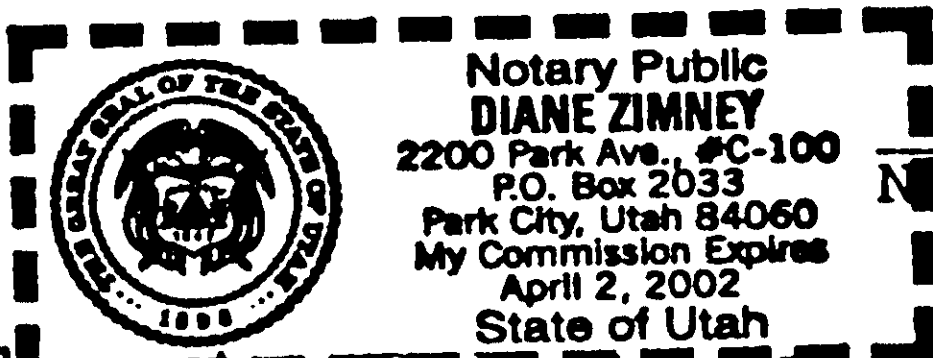
Notary Public.

My commission expires _____ Residing in _____

8613

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this 7th day of August, 1998, personally appeared before me Michael Doilney manager/member of DBD L.C., a Utah Limited Liability Company, one of the joint venture partners of Pinebrook Pointe Joint Venture II, the signer of the within instrument, who duly acknowledged to me that he executed the same.



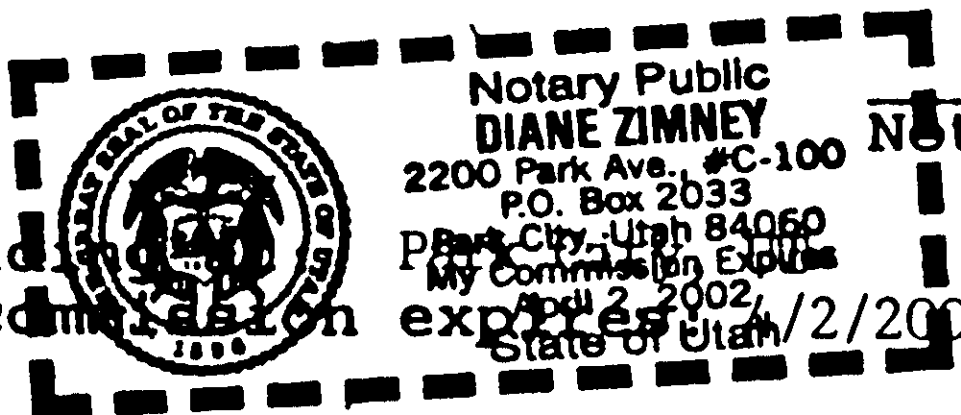
[Signature]

Notary Public

Residing at Park City, UT
My commission expires: 4/2/2002

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this 7th day of August, 1998, personally appeared before me Richard W. Dudley, President of Willow Ranch Development Company, a Utah corporation, one the the joint venture partners of Pinebrook Pointe Joint Venture II, who duly acknowledged to me that such corporation executed the same.



[Signature]

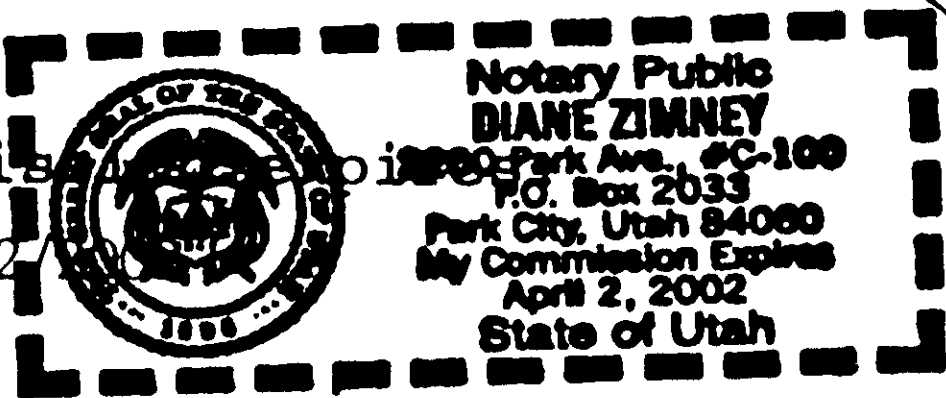
Notary Public

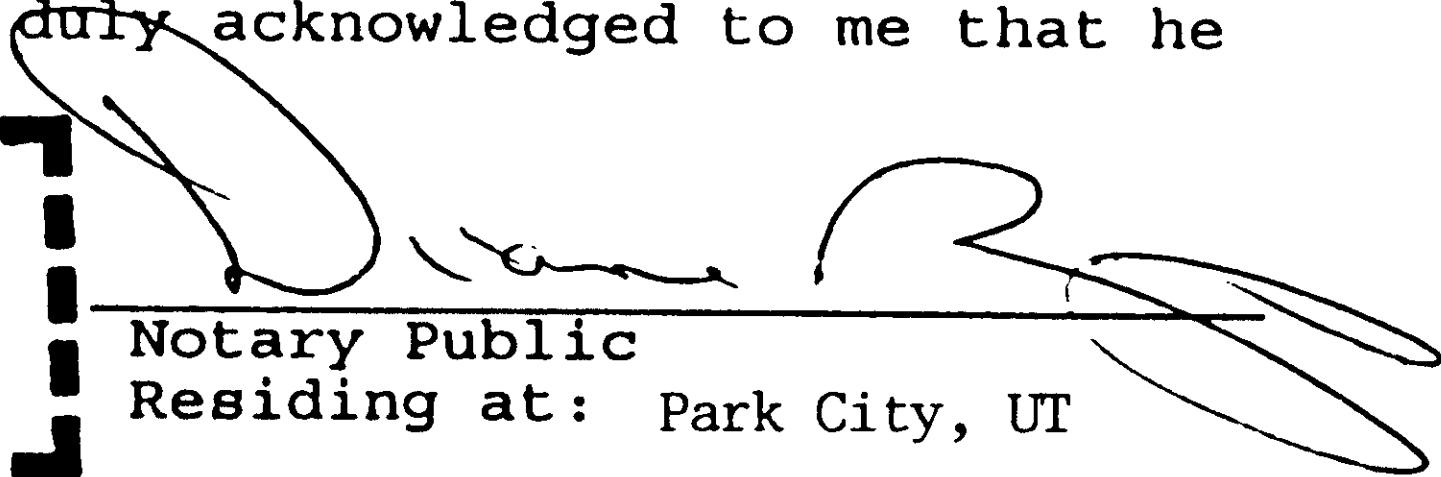
Residing at Park City, UT
My commission expires: 4/2/2002

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On the 7th day of August, 1997⁸, personally appeared before me Michael Doilney manager/member of DBD L.C., a Utah limited liability company, one of the joint venture partners of Pinebrook Pointe Joint Venture, the signer of the within instrument, who duly acknowledged to me that he executed the same.

My commission expires
4/2/2002

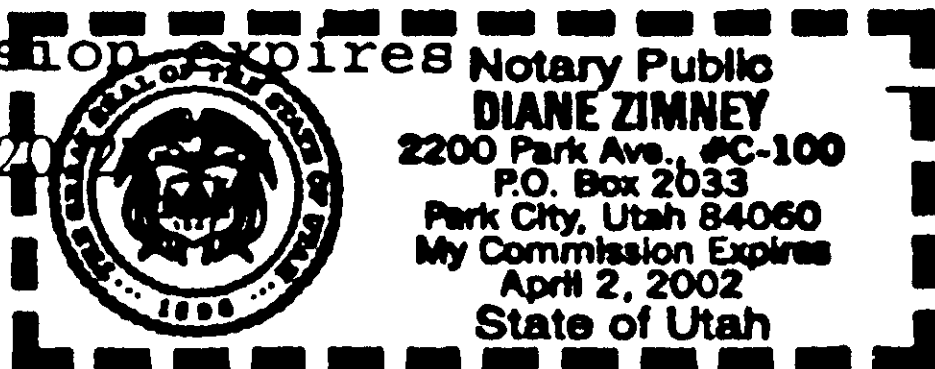



Notary Public
Residing at: Park City, UT

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On the 7th day of August, 1997⁸, personally appeared before me Richard W. Dudley manager/member of Fox Ridge L.L.C., a Utah limited liability company, one of the joint venture partners of Pinebrook Pointe Joint Venture, the signer of the within instrument, who duly acknowledged to me that he executed the same.

My commission expires
4/2/2002




Notary Public
Residing at: Park City, UT