

RECORDED AT THE REQUEST OF _____
at _____ M. Fee Paid _____
by _____ Dep. Book _____ Page _____ Ref. _____

Mail Tax Notice to Grantee: _____ Address 5275 W. Deep Creek Dr
W9. Lt 84088

WARRANTY DEED
[CORPORATE FORM]

RYLAND HOMES, a dba of RYLAND GROUP, a Maryland Corporation, _____, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City _____, of County of Salt Lake _____, State of Utah, grantor, hereby CONVEYS AND WARRANTS to

Joseph L. Moratalla and Marietta Moratalla, Husband and Wife, as Joint Tenants

_____ grantee
of Salt Lake City, County of Salt Lake, State of Utah for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS
the following described tract of land in _____ Salt Lake _____ County,
State of Utah:

Lot 312, MOUNTAIN VISTAS SUBDIVISION, PHASE 3, according to the official plat thereof, recorded in Book 95-6P of Plats, at Page 139, records of Salt Lake County, Utah.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this _____ day of _____, A.D. 19 _____.

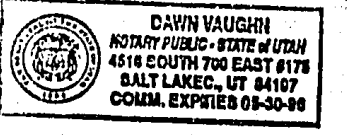
Attest: _____ RYLAND HOMES, a dba of RYLAND GROUP, a Maryland Corporation, _____ Company
By [Signature]

STATE OF UTAH)
COUNTY OF Salt Lake)

On the 16 day of January, A.D. 96, personally appeared before me _____ and _____ who being by me duly sworn did say each for himself that he the said Brian Brady is the President, and he the said _____ is the _____ of RYLAND HOMES, a dba of RYLAND GROUP, a Maryland Corporation, Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Brian Brady and _____ duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Commission Expires: 05/30/96

[Signature]
Notary Public
Residing At: Salt Lake City, Utah



GT #dv

6258071

BK 7310P61277

01/16/96 6258071 10-00
3:59 PM
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
GUARDIAN TITLE
REC BY: B GRAY DEPUTY - WI

BK7310PG1278