

WHEN RECORDED MAIL TO:  
ROYCE PROPERTIES, LLC  
5132 NORTH 300 WEST, UNIT 1  
PROVO, UT 84604.

ENT 65885:2011 PG 1 of 1  
**Jeffery Smith**  
**Utah County Recorder**  
2011 Sep 19 01:48 PM FEE 11.00 BY EO  
RECORDED FOR Morgan Title & Escrow, Inc.  
ELECTRONICALLY RECORDED

## Warranty Deed

**S5S Holdings, LLC**

Grantor,

of Orem, County of Utah, State of Utah  
hereby CONVEYS and WARRANTS to

**ROYCE PROPERTIES, LLC, a Utah limited liability company**

Grantee,

of Provo, County of Utah, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Utah, State of Utah, to-wit

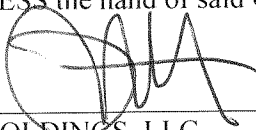
Units 1 & 2, Plat "A", APEX OFFICE CONDOMINIUMS, including a vacation of Lot 3, Phase III-C, Riverwoods Research and Business Park Planned Unit Development, as said Units are identified in the Plat of said Development, recorded in Utah County, Utah, as Entry No. 135086 and in the Declaration of Condominiums of Apex Office Condominiums recorded in Utah County, Utah, as Entry No. 135087:2006 and any and all amendments thereto.

Together with a right and easement of use and enjoyment in and to Unit 3, the Common Areas described, and as provided for, in said Declaration of Condominiums, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Area to and from said Units.

Tax ID: 34-440-0001 and 34-440-0002

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2011 taxes and thereafter.

WITNESS the hand of said Grantor, this September 15, 2011.

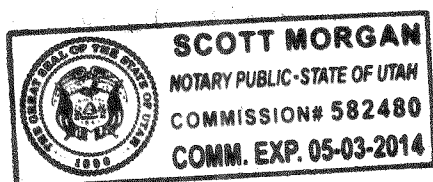



S5S HOLDINGS, LLC

By: David W. Hunter, Manager

STATE OF UTAH                     )  
  :SS  
COUNTY OF UTAH                )

On September 15 2011, personally appeared before me David W. Hunter, member of S5S HOLDINGS, LLC, known to me to be a member of the limited liability company that executed the above document and acknowledged such to be the free and voluntary act of the company by authority of its articles of organization and/or operating agreement.



  
Notary Public  
Residing in  
Commission Expires: