

WHEN RECORDED MAIL TO:
Gratee
7116 South Sextant Lane #12C
West Jordan, Utah 84084

7865517
04/09/2001 04:18 PM 10.00
Book - 8443 Pg - 8364
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MERRILL TITLE
BY: ADE, DEPUTY - WI 1 P.

WARRANTY DEED

7865517

COMPASS COVE DEVELOPMENT II, L.C., a Utah limited liability company, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS and WARRANTS TO SEAN M. HAGGERTY, an unmarried man, of West Jordan, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100-----DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

Unit C, in Building 12, contained within the COMPASS COVE CONDOMINIUMS, PHASES 2 & 3, a Utah condominium project as identified in the Record of Survey Map recorded July 27, 2000 as Entry No. 7686005, in Book 2000P, at Page 189 of Plats, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of the COMPASS COVE CONDOMINIUMS, recorded July 27, 1998 as Entry No. 7036622, in Book 8045, at Page 667 (as said Declaration may have been amended and/or supplemented) in the Office of the Recorder of Salt Lake County, Utah.

Together with the appurtenant undivided interest in and to the common areas and facilities more particularly described in said Declaration and any amendments and/or supplements thereto.

Parcel Identification Number 21-27-202-048.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

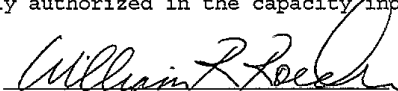
WITNESS the hand of said grantor, this 6th day of April, 2001.

COMPASS COVE DEVELOPMENT II, L.C., a Utah limited liability company
By: COMPASS INVESTMENTS, L.C., a Utah limited liability company, its Manager
By: COMPASS CAPITAL CORPORATION, a Utah corporation, its Manager

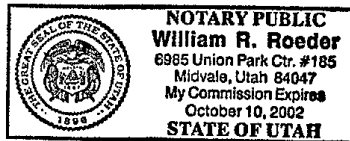
BY: 
STEVEN F. LOWE, President

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 6th day of April, 2001 personally appeared before me STEVEN F. LOWE, who being by me duly sworn, did say that he is the PRESIDENT of COMPASS CAPITAL CORPORATION, a Utah corporation, which company is the Manager of COMPASS INVESTMENTS, L.C., a Utah limited liability company, which company is the Manager of COMPASS COVE DEVELOPMENT II, L.C., a Utah limited liability company, and that he executed the same as duly authorized in the capacity indicated.


Notary Public

Residing at: Midvale, Utah
My Commission Expires: 10/10/02



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