

9299355

SEND TAX NOTICES TO:  
Bernice S. Guertler, Trustee  
6487 South 1655 East  
Murray, UT 84121

9299355  
02/14/2005 03:15 PM \$12.00  
Book - 9094 Pg - 2841-2842  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
PARR WADDOUPS BROWN GEE &  
185 S STATE #1300 LOVELESS  
SLC UT 84111-1536  
BY: ZJM, DEPUTY - WI 2 P.

### WARRANTY DEED

THIS WARRANTY DEED, dated February 1, 2005, is from Bernice S. Guertler, a single individual, whose address is 6487 South 1655 East, Murray, Utah 84121, Grantor, to Bernice S. Guertler, as trustee of The Bernice Guertler Living Trust, under agreement dated February 1, 2005, whose address is 6487 South 1655 East, Murray, Utah 84121, Grantee.

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, Grantor hereby conveys and warrants to Grantee the real property commonly known as 6487 South 1655 East, Murray, Utah 84121 and more particularly described as follows:

Unit 96, in Building 30, BROOKSTONE PHASE 2, a Prowswood Open Space Community, a Utah Condominium Project, according to the Record of Survey Map filed for record as Entry No. 3233273 in Book 79-2 of Plats at Page 42, all of which is defined and described in the Declaration of Condominium of BROOKSTONE, filed for record as Entry No. 3121458 in Book 4687 at Pages 1204 through 1233 of Official Records, and all amendments thereto. TOGETHER WITH an exclusive easement to use the Limited Common Areas, which include the patio, balconies, storage rooms located adjacent to said Unit and specifically assigned parking areas, whenever shown on the Record of Survey Map and/or set forth in the Declaration of Condominium. TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities, which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax Parcel No.: 22-21-179-049

SUBJECT TO all liens, encumbrances and rights-of-way, whether or not of record.

IN WITNESS WHEREOF, Grantor has signed this instrument on the date first above written.

  
Bernice S. Guertler, Grantor

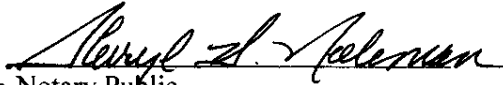
STATE OF UTAH )  
 ) :ss.  
COUNTY OF SALT LAKE )

On this 1<sup>st</sup> day of February, 2005, personally appeared before me Bernice S. Guertler, the signer of the within instrument, who duly acknowledged that she executed the same as grantor.

Witness my hand and official seal.

[SEAL]



  
Notary Public