

# WARRANTY DEED

(INDIVIDUAL)

FOR VALUE RECEIVED RICHARD S. FINLAYSON AND ANN V. FINLAYSON

GRANTOR(s) does (do) hereby GRANT, BARGAIN, SELL and CONVEY unto RICHARD & ANN FINLAYSON  
REVOCABLE TRUST DTD 10/30/1996

GRANTEE(S), whose current address is: 374 FAIRWAY DRIVE  
the following described real property in POCATELLO, ID 83201 County, State of Idaho,  
more particularly described as follows, to wit:

the following described tract of land in SALT LAKE County,

State of Utah, to-wit: PARCEL NO. 16-05 - 158-041-0000

Unit No. 40, sometimes also known as Unit 40-B, THE SHAUGHNESSY APARTMENTS CONDOMINIUM, a Utah Condominium Project, according to the Record of Survey May filed for record as Entry No. 2786508 in Book "76-2" of Plats at page 29, together with the appurtenant undivided ownership interest in the "Common Areas and Facilities", all of which is defined and described in the Declaration, the appendices attached thereto, filed for record as Entry No. 2786509 in Book 4108 at pages 181 through 209, and the First Amendment filed for record as Entry No. 3239729 in Book 4807 at pages 573 through 580 of Official Records.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 1985 and thereafter.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, includes irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 6, 2006 11 Dec 2006  
[Signature] [Signature]

\* TRUSTEES: RICHARD S. FINLAYSON & ANN FINLAYSON  
374 FAIRWAY DRIVE, POCATELLO, ID 83201

STATE OF Idaho, County of Bannock, ss.  
On this 6<sup>th</sup> day of December, in the year of 2006, before me  
Lois Guardipee, a Notary Public, personally appeared Richard S. Finlayson and Ann V. Finlayson  
known or identified to me to be the person(s) whose name(s) \_\_\_\_\_ subscribed to the within instrument, and acknowledged to me that he \_\_\_\_\_ executed the same.

**LOIS GUARDIPEE**  
Notary Public, State of Idaho  
My Commission Expires Oct. 7, 2010

Notary Public: [Signature]  
Residing at: Pocatello, Id. 83201  
My Commission Expires: 10-7-2010

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01/09/2007 09:31 AM #10-00  
Book - 9406 Pg - 2465  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
RICHARD FINLAYSON  
374 FAIRWAY DR  
POCATELLO ID 83201  
BY: KAM, DEPUTY - MA 1 P.