

DIRECT TITLE INSURANCE AGENCY, INC.
147 ELECTION ROAD #240
DRAPER, UTAH 84020

TITLE ORDER NO. 10-41161

WARRANTY DEED

(Individual)

THIS DEED, made this 8th day of April, 2010, between

Gary Anderson Construction

of County of **Marshall**, State of **Utah**, Grantor, and

Timothy M. Taylor and Angela M. Taylor, As Joint Tenants

whose legal address is **7752 North Riverwood Way, Eagle Mountain, Utah 84005**, Grantees:

WITNESSETH, that the Grantor for and in consideration of the sum of **One Hundred Eighty-Five Thousand and 00/100 (\$185,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Marshall** and State of **Colorado** described as follows:

ALL OF THE PROPERTY SITUATED IN UTAH COUNTY, UTAH DESCRIBED AS FOLLOWS:

LOT 98, SILVER LAKE SUBDIVISION PLAT ONE-C, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

also known by street and number as: **7752 North Riverwood Way, Eagle Mountain, Utah 84005**

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, their heirs and assigns forever. And the Grantor, for themselves/himself/herself, his/her heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the Grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he/she is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except

General taxes for the year 2010 and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, if any.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.



Gary Anderson Construction

By: Gary M. Anderson

Its: President/Owner

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State of **Utah**)
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County of **Salt Lake**)

The foregoing instrument was acknowledged before me this **8th** day of **April, 2010** by **Gary Anderson Construction**. by Gary M. Anderson its President/Owner.

Witness my hand and official seal.



Heidi Leffler

Notary Public

My Commission expires: *6-26-11*