

Recorded at Request of \_\_\_\_\_

at \_\_\_\_\_ M. Fee Paid \$ \_\_\_\_\_

by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_

Mail tax notice to \_\_\_\_\_ Address 807 E. SOUTH TEMPLE #100

# 3997459 WARRANTY DEED

(SPECIAL)

84102

Village Apartments, a Utah Partnership grantor  
of Salt Lake City, County of Salt Lake, State of Utah, hereby  
CONVEY and WARRANT against all claiming by, through or under it  
to New Village Apartments Limited Partnership, a Utah Limited Partnership

of Salt Lake City, County of Salt Lake, State of Utah grantee  
Ten and no/100 other good and valuable considerations-----DOLLARS,

the following described tract of land in Salt Lake County,  
State of Utah:

Beginning 2.5 rods North of the Southwest corner of Lot 5, Block 104, Plat "A"  
Salt Lake City Survey, and running thence North 123.5 feet; thence East 165.0  
feet; thence South 123.5 feet; thence West 165.0 feet to the point of beginning,  
subject to a right of way over and across the South 10.0 feet of the West 82.5  
feet of said property. Subject to a utility easement over the East 5 feet of  
said property, as shown by an inspection of said property.

Also subject to permitted encumbrances set forth on Exhibit "A" attached  
hereto.

166-218

REC'D  
SEP 26 11 21 AM '84  
NATHAN L. DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH  
MECH. LAND TITLE CO  
REF. DLP  
EVELYN FROGGET

WITNESS, the hand of said grantor, this  
August \_\_\_\_\_, A. D. 1984

Signed in the Presence of \_\_\_\_\_

Village Apartments, a Utah Partnership

By: Franklin D. Richards, Jr., Partner.

By: Troy Thornton, Trustee,  
Partner

STATE OF UTAH :SS  
COUNTY OF SALT LAKE )

On the 31st day of August, A.D., 1984, personally appeared before me  
Franklin D. Richards, Jr. and Troy Thornton, Trust Officer, of Zions  
First National Bank, Trustee, the Partners of Village Apartments, a  
Utah Partnership, the signers of the within instrument, who duly  
acknowledged to me that they executed the same on behalf of the  
Partnership.

David W. Moore  
NOTARY PUBLIC.  
Residing In: Salt Lake City

My Commission Expires: 7/2/87

BOOK 5593 PAGE 2089

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feet of said property. Subject to a utility easement over the East 5 feet of  
said property, as shown by an inspection of said property.

Also subject to permitted encumbrances set forth on Exhibit "A" attached  
hereto.

NAEL L. DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH  
SEP 26 11 21 AM '84  
MEDICAL LAND TITLE CO  
REF. \_\_\_\_\_  
DIP. \_\_\_\_\_  
EVELYN FROGGET  
Nelson Progett

WITNESS, the hand of said grantor, this \_\_\_\_\_  
August \_\_\_\_\_, A. D. 19 84

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Signed in the Presence of \_\_\_\_\_ Village Apartments, a Utah Partnership

By: Franklin D. Richards, Jr.  
Franklin D. Richards, Jr., Partner.

STATE OF UTAH :SS  
COUNTY OF SALT LAKE )  
By: Troy Thornton  
Troy Thornton  
Trust Officer

On the 31st day of August, A.D., 1984, personally appeared before me  
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David W. Moore  
NOTARY PUBLIC  
Residing In: Salt Lake City

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EXHIBIT A

Permitted Encumbrances

- (A) Taxes for the year 1984, now a lien, not yet due or payable.
- (B) A Mortgage to secure an indebtedness of the amount stated herein and any other amounts payable under the terms thereof:

Dated: October 1, 1971  
Executed by: Franklin D. Richards, Jr. and Gloria S. Richards, his wife, and Robert L. Judd and Louise R. Judd, his wife  
Amount: \$272,800.00  
In favor of: Zions First National Bank, a National Association  
Recorded: October 29, 1971, as Entry No. 2418106 in Book 3011 at Page 311 of the Official Records.

The terms and conditions of that certain Modification Agreement executed by and between Franklin D. Richards, Jr. and Gloria S. Richards, and Robert L. Judd and Louise R. Judd, Village Apartments, Zions First National Bank, the Secretary of Housing and Urban Development and his successors, acting by and through the Federal Housing Commissioner, and Federal National Mortgage Association, recorded August 17, 1973, as Entry No. 2562556 in Book 3397 at Page 309 and re-recorded September 7, 1973, as Entry No. 2567799 in Book 3414 at Page 11 of the Official Records.

The interest in and to said security instrument was transferred as herein stated:

Assigned to: Federal National Mortgage Association  
Dated: April 4, 1972  
Recorded: April 11, 1972, as Entry No. 2448783 in Book 3060 at Page 680 of the Official Records.

- (C) The terms and conditions of that certain Regulatory Agreement executed by and between Zions First National Bank and Franklin D. Richards, Jr. and Gloria S. Richards and Robert L. Judd and Louise R. Judd; recorded October 29, 1971, as Entry No. 2418107 in Book 3011 at Page 315 of the Official Records.

The terms and conditions of that certain Modification Agreement executed by and between Franklin D. Richards Jr. and Gloria S. Richards and Robert L. Judd Trust and the U.S. Department of Housing and Urban Development; recorded September 30, 1977, as Entry No. 3004557 in Book 4557 at Page 1192 of the Official Records.

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