

10093064

When Recorded, mail to:

Imagine Properties II, LLC  
1543 E. June Circle  
Draper, UT 84020

Escrow No. 290585

10093064  
5/8/2007 2:51:00 PM \$12.00  
Book - 9461 Pg - 5092-5093  
Gary W. Ott  
Recorder, Salt Lake County, UT  
TALON GROUP  
BY: eCASH, DEPUTY - EF 2 P.

[PARCEL ID # Pt. of: 33-01-276-013]

***Special Warranty Deed***

BANGERTER 15, L.C., a Utah Limited Liability Company, organized and existing under the laws of the State of Utah with its principal office in 7067 Commerce Park Drive, Midvale, Utah 84047, County of Salt Lake, State of Utah 84047, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to

IMAGINE PROPERTIES II, LLC, a Utah Limited Liability Company

GRANTEE, of Draper, Utah  
County of Salt Lake, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

Unit(s) No. 5, Building 76 W, contained within the BANGERTER 15 CONDOMINIUMS, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah on April 4, 2007 as Entry No. 10057350 in Book 2007P at Page 156, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the BANGERTER 15 CONDOMINIUMS, recorded in Salt Lake County, Utah on April 4, 2007 as Entry No. 10057351 in Book 9446 at Page 90 of the Official Records.

Parking Based Development Rights in the number of six ( 6 ) of the Bangerter 15 Condominiums, as such is identified in the Record of Survey Map recorded in the Recorder's Office of Salt Lake County, State of Utah.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Ares 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 Ares 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.

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2007 and thereafter.

WITNESS the hand of said GRANTOR, this 3rd day of May, 2007

Bangerter 15, L.C., a Utah Limited Liability Company

By: J. McDonald Brubaker  
J. McDonald Brubaker, Member

State of Utah

County of Salt Lake ) ss

On the 3rd day of May, 2007, personally appeared before me J. McDonald Brubaker \_\_\_\_\_ who being by me duly sworn did acknowledge that he is a member of Bangerter 15, L.C., a Utah Limited Liability Company and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization

Christie Wilson  
Notary Public

Residing in:

My commission expires: 1/27/2010

