

WHEN RECORDED RETURN TO:

EBM, LLC, a California limited liability company
6270 Cannery Ct
Yorba Linda, CA 92886

WARRANTY DEED

Felsted Ventures, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to EBM, LLC, a California limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

Unit "D", Garden Level, Building 4, contained within COURTYARD AT JAMESTOWN CONDOMINIUMS, Phase "8", as the same is identified in the Record of Survey Map recorded in Utah County, Utah, as Entry No. 138982:2006, as Map Filling No. 11937, and in the Declaration for COURTYARD AT JAMESTOWN CONDOMINIUMS PHASE III, recorded February 19, 1999, as Entry No. 20032, in Book 4981, at Page 212, in the Utah County Recorder's Office, Provo, Utah, and any amendments thereof.

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 ID #: 367930004

also known by street and number as: 3550 North University Avenue, Unit D, Provo, UT 84604

Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 15th day of December, 2011.

FELSTED VENTURES, LLC, A UTAH LIMITED LIABILITY COMPANY



Erik R. Felsted
Manager

State of Utah
County of Utah

The foregoing instrument was acknowledged before me this 15th day of December, 2011 by Erik R. Felsted, Manage of Felsted Ventures, LLC, a Utah limited liability company.



Notary Public
My commission expires: 10-23-2013

