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06/30/2010 04:37 PM \$14.00
Book - 9837 Pg - 6022-6023
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD TITLE
BY: ZJM, DEPUTY - WI 2 P.

Mail Recorded Deed and Tax Notice To:
Property Address or Other ()
John P. LeRoy and Kerri L. LeRoy
2520 Cave Hollow Way
Bountiful, UT 84010



File No. 43766-CM

WARRANTY DEED

Valleycrown Ltd.
GRANTOR(S) of , State of , hereby Conveys and Warrants to
John P. LeRoy and Kerri L. LeRoy, husband and wife as joint tenants

GRANTEE(S) of Bountiful, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Salt Lake
County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TAX ID NUMBER 16-06-156-015, 16-06-156-070 and 16-06-156-063 (for reference purposes
only)

Together with all improvements and appurtenances restrictions and reservations of record and
those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2010 and thereafter; covenants, conditions, restrictions
and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this ^{24th} 28th day of June, 2010.

✓
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Valleycrown Ltd.

By: John GH L Armistead, Director

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State of Utah
Township of Scarborough in the
County of Salt Lake North Yorkshire, U.K.

✓
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On the 28th day of June, 2010, personally appeared before me John GH L Armistead , who
acknowledged himself/herself to be the Director of Valleycrown Ltd., a limited liability company,
and that he/she, as such , being authorized so to do, executed the foregoing instrument for the
purposes therein contained.

Franklyn M. Sang
Notary Public

My Faculty endures
for so long as I shall
practice.

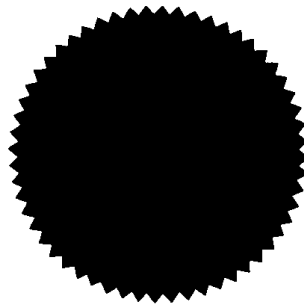


EXHIBIT A

Units 412 and P-45 and P-38, ALPHAGRAPHICS BUILDING CONDOMINIUMS, Utah Condominium Project, as the same are identified in the Declaration of Condominium and Bylaws, dated June 24, 2002 and recorded June 26, 2002 as Entry No. 8275535 in Book 8613 at Page 2047-2090 of official records of the Salt Lake County Recorder (as said Declaration may have heretofore been amended or supplemented) and in the Record of Survey Map, dated June 19, 2002 and recorded June 26, 2002 as Entry No. 8275534 of the official records of the Salt Lake County Recorder (as said Record of Survey Map may here heretofore been amended or supplemented).

TOGETHER WITH the Limited Common Areas, if any, and a 2.67 percent undivided interest in the Common Areas appurtenant to such Unit 412, as more particularly described in said Declaration. Said Declaration covers, among other things, certain real property located in Salt Lake County, Utah, described as follows:

Beginning at the Southeast corner of Block 57, Plat "A", Salt Lake City Survey, and running thence North 89°50'34" West along the South line of Block 57 a distance of 145.12 feet to the East line of the parcel of land conveyed to American Stores Properties, Inc., a Delaware Corporation, in that certain Fully Restated Special Warranty Deed with Final Easement Descriptions recorded November 10, 1999 as Entry No. 7509877 in Book 8322 at Page 1621 of the official records of the Salt Lake County Recorder; thence North 0°08'14" East along said East line of the American Stores parcel a distance of 211.56 feet to the South line of Gallivan Avenue; thence South 89°57'13" East along said South line of Gallivan Avenue a distance of 145.12 feet to the East line of Block 57; thence South 0°08'14" West along said East line of Block 57 a distance of 211.84 feet to the point of beginning.

TOGETHER WITH a perpetual non-exclusive right of way and easement for vehicular ingress and egress over and across the parking structure as contained in that certain Agreement of right of way and easement dated March 29, 2001 and recorded April 5, 2001 as Entry No. 7863200 in Book 8442 at Page 8978 of official records.

ALSO TOGETHER WITH: Easements, rights, benefits and privileges which are created or provided for in that certain declaration of Covenants, Conditions, Restrictions and Easements pertaining to a portion of the surface of Block 57 and in any amendments or supplements thereof, dated June 30, 1995 and recorded July 3, 1995 as Entry No. 6113370 in Book 7180 at Page 1501 and in the amended Declaration recorded January 17, 1997 as Entry No. 6551315 in Book 7579 at Page 1911 and in the amended Declaration recorded November 10, 1999 as Entry No. 7509878 in Book 8322 at Page 1631 and in the amended Declaration recorded April 5, 2001 as Entry No. 7863226 in Book 8442 at Page 9076.