

When Recorded, Mail To:
ICO Development, LLC
Attn: Justin Earl
978 Woodoak Lane
Murray, Utah 84117

ENT 20461:2014 PG 1 of 5
Jeffery Smith
Utah County Recorder
2014 Mar 28 09:05 AM FEE 120.00 BY EO
RECORDED FOR Cottonwood Title Insurance Ag
ELECTRONICALLY RECORDED

[Space Above This Line For Recorder's Use]

WARRANTY DEED IN LIEU OF FORECLOSURE

GLC DEVELOPMENT, LLC, a Utah limited liability company, whose address is 3503 Watson Creek Lane, Salt Lake City, Utah 84109 ("Grantor"), hereby CONVEYS AND WARRANTS to ICO DEVELOPMENT, LLC, whose address is 978 Woodoak Lane, Murray, Utah 84117 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property, together with all appurtenances thereto and all improvements now or hereafter located thereon, situated in Utah County, State of Utah (the "Property"), more particularly described as follows:

See 'Exhibit A' attached hereto

This Warranty Deed is an absolute conveyance, Grantor having sold the Property to Grantee for fair and adequate consideration. This Warranty Deed conveys to Grantee any and all right, title and interest of Grantor in the Property. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Warranty Deed between Grantor and Grantee with respect to the Property.

Grantee is the holder of the beneficial interest under that Deed of Trust dated December 24, 2013, executed by Grantor in favor of Cottonwood Title Insurance Agency, Inc., as Trustee, and Grantee, as Beneficiary; said Deed of Trust having been recorded on January 2, 2014, in the office of the County Recorder of Utah County, State of Utah, as Entry No. 187:2014. The parties hereto do not intend a merger of Grantee's interest under said Deed of Trust with the fee title acquired under this Warranty Deed in Lieu of Foreclosure.

[Signature and Acknowledgement to Follow]

ACCOMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

EXHIBIT "A"**LEGAL DESCRIPTION**

Parcel 1:

Unit Nos. 101, 102, 103, 104, 105, 201, 202, 203, 204, 205, 301, 302, 303, 304, 305, 306, Tuscan Gardens Building 1, Plat "A", comprising the Tuscan Gardens Medical Office Condominiums, a Utah Condominium Project, as the same is identified in the Record of Plat Map recorded in Utah County, Utah as Entry No. 119978:2007 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Tuscan Gardens Medical Office Condominiums, a Utah Condominium Project, recorded in Utah County, Utah August 16, 2007 as Entry No. 119979:2007, (as said Declaration may have heretofore been amended or supplemented), together with an undivided percentage of ownership interest in the common areas appurtenant thereto.

Tax Parcel Nos.: 53-393-0101, 53-393-0102, 53-393-0103, 53-393-0104, 53-393-0105, 53-393-0201, 53-393-0202, 53-393-0203, 53-393-0204, 53-393-0205, 53-393-0301, 53-393-0302, 53-393-0303, 53-393-0304, 53-393-0305, 53-393-0306

Parcel 2:

Unit Nos. 101A, 101B, 101C, 102A, 102B, 103A, 103B, 103C, 103D, 104A, 104B, 105A, 105B, 105C, Tuscan Gardens Building 2, Plat "B", contained within Tuscan Gardens Retail Condominiums, a Utah Condominium Project, as the same is identified in the Record of Plat Map recorded in Utah County, Utah as Entry No. 119980:2007 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Tuscan Gardens Retail Condominiums, a Utah Condominium Project, recorded in Utah County, Utah August 16, 2007 as Entry No. 119983:2007, (as said Declaration may have heretofore been amended or supplemented), together with an undivided percentage of ownership interest in the common areas appurtenant thereto.

Tax Parcel Nos.: 53-394-0001, 53-394-0002, 53-394-0003, 53-394-0004, 53-394-0005, 53-394-0006, 53-394-0007, 53-394-0008, 53-394-0009, 53-394-0010, 53-394-0011, 53-394-0012, 53-394-0013, 53-394-0014

Parcel 3:

Unit Nos. 101A, 101B, 102A, 102B, 102C, 103A, 103B, 104A, 104B, 105A, 105B, 106A, 106B, 107A, 107B, Tuscan Gardens Building 3, Plat "C", contained within Tuscan Gardens Retail Condominiums, a Utah Condominium Project, as the same is identified in the Record of Plat Map recorded in Utah County, Utah as Entry No. 119981:2007 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Tuscan Gardens Retail Condominiums, a Utah Condominium Project, recorded in Utah County, Utah August 16, 2007 as Entry No. 119983:2007, (as said Declaration may have heretofore been amended or supplemented), together with an undivided percentage of ownership interest in the common areas appurtenant thereto.

Tax Parcel Nos.: 53-395-0001, 53-395-0002, 53-395-0003, 53-395-0004, 53-395-0005, 53-395-0006, 53-395-0007, 53-395-0008, 53-395-0009, 53-395-0010, 53-395-0011, 53-395-0012, 53-395-0013, 53-395-0014, 53-395-0015

Parcel 4:

Unit Nos. 101A, 101B, 101C, 101D, 102A, 102B, 103A, 103B, 103C, 103D, 103E, 103F, 104A, 104B, 104C, 104D, 105A, 105B, 105C, 105D, 106A, 106B, 107A, 107B, 108A, 108B, Tuscan Gardens Building 4, Plat "D", contained within Tuscan Gardens Retail Condominiums, a Utah Condominium Project, as the same is identified in the Record of Plat Map recorded in Utah County, Utah as Entry No. 119982:2007 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Tuscan Gardens Retail Condominiums, a Utah Condominium Project, recorded in Utah County, Utah August 16, 2007 as Entry No. 119983:2007, (as said Declaration may have heretofore been amended or supplemented), together with an undivided percentage of ownership interest in the common areas appurtenant thereto.

Tax Parcel Nos.: 53-396-0001, 53-396-0002, 53-396-0003, 53-396-0004, 53-396-0005, 53-396-0006, 53-396-0007, 53-396-0008, 53-396-0009, 53-396-0010, 53-396-0011, 53-396-0012, 53-396-0013, 53-396-0014, 53-396-0015, 53-396-0016, 53-396-0017, 53-396-0018, 53-396-0019, 53-396-0020, 53-396-0021, 53-396-0022, 53-396-0023, 53-396-0024, 53-396-0025, 53-396-0026

Parcel 5:

Unit Nos. 101, 102, 103, 104, 105, 201, 202, 203, 204, 205, 301, 302, 303, 304, 305, 306, Tuscan Gardens Building 5, Plat "E", contained within Tuscan Gardens Professional Office Condominiums, a Utah Condominium Project, as the same is identified in the Record of Plat Map recorded in Utah County, Utah as Entry No. 119984:2007 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Tuscan Gardens Professional Office Condominiums, a Utah Condominium Project, recorded in Utah County, Utah August 16, 2007 as Entry No. 119986:2007, (as said Declaration may have heretofore been amended or supplemented), together with an undivided percentage of ownership interest in the common areas appurtenant thereto.

Tax Parcel Nos.: 53-397-0101, 53-397-0102, 53-397-0103, 53-397-0104, 53-397-0105, 53-397-0201, 53-397-0202, 53-397-0203, 53-397-0204, 53-397-0205, 53-397-0301, 53-397-0302, 53-397-0303, 53-397-0304, 53-397-0305, 53-397-0306

Parcel 6:

Unit Nos. 101, 102, 103, 104, 105, 201, 202, 203, 204, 205, 301, 302, 303, 304, 305, 306, Tuscan Gardens Building 6, Plat "F", contained within Tuscan Gardens Professional Office Condominiums, a Utah Condominium Project, as the same is identified in the Record of Plat Map recorded in Utah County, Utah as Entry No. 119985:2007 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Tuscan Gardens Professional Office Condominiums, a Utah Condominium Project, recorded in Utah County, Utah August 16, 2007 as Entry No. 119986:2007, (as said Declaration may have heretofore been amended or supplemented), together with an undivided percentage of ownership interest in the common areas appurtenant thereto.

Tax Parcel Nos.: 53-398-0101, 53-398-0102, 53-398-0103, 53-398-0104, 53-398-0105, 53-398-0201, 53-398-0202, 53-398-0203, 53-398-0204, 53-398-0205, 53-398-0301, 53-398-0302, 53-398-0303, 53-398-0304, 53-398-0305, 53-398-0306

