

UTS 00211163  
 REO/UTAH  
 REO# D08I025

10665530  
 04/03/2009 02:24 PM \$14.00  
 Book - 9706 Pg - 2666-2668  
 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 UNITED TITLE SERVICES  
 BY: ULR, DEPUTY - WI 3 P.

### SPECIAL WARRANTY DEED

Grantor's Name/Address: **Federal National Mortgage Association**, 13455 Noel Road, Ste. 600  
 Dallas, Texas 75240-5003

Grantee's Name/Address: **MANUEL E. CANAS**  
**3913 WEST ROCKWOOD WAY #G**  
**WEST VALLEY CITY, UT 84120**

**THIS DEED** made on **April 2nd, 2009**, between **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation organized and existing under the laws of the United States, by its duly authorized Vice President, hereinafter called "Grantor," and **MANUEL E. CANAS, A/MARRIED PERSON**  
 An Unmarried

hereinafter called "Grantee(s)",

WITNESSETH, that the said Grantor, for and in consideration of the sum of **ONE HUNDRED TWENTY FOUR THOUSAND DOLLARS and 00/100 \$(124,000.00)** and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee(s), and his or their heirs, executors, administrators, and assigns forever, all of the following described property in the County of **Salt Lake**, State of Utah, to-wit:

**See Exhibit E attached hereto and made a part hereof.**

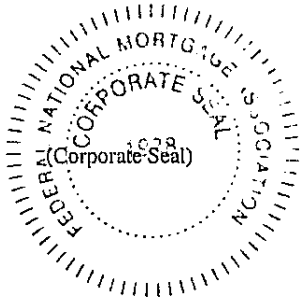
Tax Parcel No.: 15-29-353-031

**COMMONLY KNOWN AS: 3913 WEST ROCKWOOD WAY #G, WEST VALLEY CITY, UT 84120**

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and all the estate, right, title, interest, claim, and demand whatsoever of the said Grantor, in and to the said property with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the above described property, together with all and singular, the tenements, hereditaments, rights and appurtenances thereto in anywise belonging unto the said Grantee(s) and their heirs and assigns, against every person whomsoever lawfully claiming, under or through the Grantor, but not otherwise.

IN WITNESS THEREOF, the said Grantor has caused these presents to be signed by its undersigned and duly authorized Vice President.



FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Sheryl Martin Vice-President  
Vice President

By: Colleen M. Liston Assistant Secretary  
Assistant Secretary

Colleen M. Liston  
Assistant Secretary

ATTEST

STATE OF TEXAS }

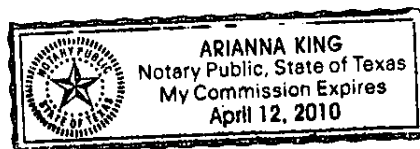
COUNTY OF DALLAS }

BEFORE ME, A Notary Public, on this day personally appeared The Undersigned, duly commissioned, qualified, and acting within and for said county and state, appeared in person the within named Sheryl Martin

And Colleen M. Liston who stated that they were Vice President and Assistant Secretary of the **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation, and were duly authorized in their respective capacities to execute the foregoing instrument, and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on April 2nd, 2009

[Signature]  
Notary Public in and for the State of Texas



**Exhibit E**

All of Lot 31, Building 3913, contained within WILDWOOD COVE, P.U.D., as said Lot is identified in the Plat of said Development, recorded in Salt Lake County, Utah, June 1, 1998, as Entry No. 6980020, in Book 98-6P, at Page 127, and in the Declaration of Covenants, Conditions and Restrictions, recorded in Salt Lake County, Utah, on June 1, 1998, as Entry No. 6980021, in Book 7994, at Page 645, of Official Records.

Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot and 4000 West Street, a physically open and legally dedicated public street.