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8/31/2012 1:25:00 PM \$12.00 Book - 10052 Pg - 2779-2780

Gary W. Ott

Recorder, Salt Lake County, UT TITLE GUARANTEE S JORDAN BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED RETURN TO:

Name:

GRANTEE

Address:

11669 SOUTH BLUEROCK AVENUE

SOUTH JORDAN, UT, 84095

File #30564

21-19-352-008

WARRANTY DEED

MICHAEL L. KELLY

GRANTOR

of SALT LAKE County and State of UTAH, hereby CONVEY(S) AND WARRANTS to:

JUSTIN MORRIS AND JENNIFER MORRIS AS JOINT TENANTS

GRANTEE

of **SALT LAKE**, County and State of Utah, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in SALT LAKE County and State of UTAH described as follows:

LOT 225, KENNECOTT DAYBREAK PHASE 2, AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

ALSO KNOWN AS LOT 225, KENNECOTT DAYBREAK PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

THE BENEFITS AND BURDENS OF THE EXCEPTIONS, RESERVATIONS AND COVENANTS AS DISCLOSED BY THAT CERTAIN AMENDED AND RESTATED DEED DATED OCTOBER 16, 2002 BY AND BETWEEN KENNECOTT UTAH COPPER CORPORATION, A DELAWARE CORPORATION AND OM ENTERPRISES COMPANY, A UTAH CORPORATION AS GRANTEE, RECORDED DECEMBER 2, 2002 AS ENTRY NO. 8442505 IN BOOK 8695 AT PAGE 7730 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERALS UNDER OR APPURTENANT TO THE LAND TOGETHER WITH ALL RIGHTS TO USE OR EXTRACT THE SAME WITHOUT SURFACE ENTRY AS RETAINED AND RESERVED BY KENNECOTT LAND RESIDENTIAL DEVELOPMENT COMPANY, A DELAWARE CORPORATION IN THAT CERTAIN SPECIAL WARRANTY DEED

File Number: 30564

RECORDED JUNE 21, 2005 AS ENTRY NO. 9410510, IN BOOK 9148 AT PAGE 256 OF OFFICIAL RECORDS.

Tax Serial No. 27-19-353-008

also known by street and number of: 11669 SOUTH BLUEROCK AVENUE, SOUTH JORDAN, UTAH 84095.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2012 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this August 29th, 2012

MICHAEL L. KELLY

STATE OF UTAH
) ss.

COUNTY OF SALT LAKE

On the 29th day of August, 2012, personally appeared before me MICHAEL L. KELLY, the signers of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Witness my hand and official seal.

Notary Public

MITCHELL JAMES MONTGOMERY
NOTARY PUBLIC STATE OF UTAH
COMMISSION# 612157
COMM. EXP. 09-07-2015