

WHEN RECORDED, MAIL TO:
SHOGUN PROPERTIES, LLC
P.O. Box 2497
Orem, UT 84059

Escrow No. 23957

WARRANTY DEED

BENJAMIN K. CREERY and JENNY CREERY, husband and wife as joint tenants, grantor(s)
of MATTHEU, BUENOS AIRES, ARGENTINA, hereby CONVEY(s) and WARRANT(s) to

SHOGUN PROPERTIES, LLC, a Utah limited liability company, grantee(s)
of OREM, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and
valuable consideration, the following described tract of land in UTAH County, State of Utah, to-wit:

Units 211 and 212, Condominium Building No. 2, OMNI CONDOMINIUMS, as the same is identified in the
recorded Survey Map in Utah County, Utah, as Entry No. 140490:2002 and Map Filing No. 9800 (as said record
of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominiums
recorded in Utah County, Utah, as Entry No. 140491:2002 (as said Declaration may have heretofore been
amended or supplemented).

Together with the undivided ownership interest in and to the Common Areas and Facilities as the same are
established and identified in the Declaration (as said Declaration may have heretofore been amended or
supplemented).

Tax ID# 48-301-0211 and 48-301-0212

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of
record or enforceable in law and equity and taxes for the year 2013 and each year thereafter.

WITNESS the hand of said grantor(s), this 12 day of March, 2013.


BENJAMIN K. CREERY


JENNY CREERY

STATE OF _____ }
COUNTY OF _____ } SS.

On the _____ day of March, 2013, personally appeared before me BENJAMIN K. CREERY and
JENNY CREERY, the signer(s) of the within instrument who duly acknowledged to me that THEY
executed the same.

Notary Public

**CERTIFICATE OF ACKNOWLEDGMENT OF
EXECUTION OF AN INSTRUMENT**

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Republic of Argentina

(Country)

City of Buenos Aires

(County and/or Other Political Division)

(County and/or Other Political Division)



SS:

Embassy of the United States of America

(Name of Foreign Service Office)

I, Martha A. Pacheco, Consul

of the United States of America at Buenos Aires, Argentina

duly commissioned and qualified, do hereby certify that on this day of 03-12-2013, before me personally appeared
Date (mm-dd-yyyy)

---Benjamin Kay Creery and Jenny Ivon Creery ---

~~to me personally known~~, and known to me to be the individual-described in, whose name _____ are _____ subscribed to,
and who executed the annexed instrument, and being informed by me of the contents of said instrument _____ who
duly acknowledged to me that _____ they _____ executed the same freely and voluntarily for the uses and purposes
therein mentioned.

In witness whereof I have hereunto set my hand and
official seal the day and year last above written.

Consul

of the United States of America.

This document consists of 2 pages, including the Acknowledgement certificate.

NOTE: Wherever practicable all signatures to a document should be included in one certificate.