

Mail Recorded Deed and Tax Notice To:

Bruce J. Morris  
850 North University Avenue #303  
Provo, UT 84604



File No.: 83009-LU

## WARRANTY DEED

**Dennis M. Cox and Alice Cox, husband and wife as joint tenants**  
**GRANTOR(S)** of Provo, State of Utah, hereby Conveys and Warrants to  
**Bruce J. Morris**

**GRANTEE(S)** of Provo, 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 **Utah County, State of Utah:**

**SEE EXHIBIT "A" ATTACHED HERETO**

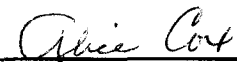
**TAX ID NO.: 34-143-0303** (for reference purposes only)

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 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 26th day of April, 2016.

  
\_\_\_\_\_  
Dennis M. Cox

  
\_\_\_\_\_  
Alice Cox

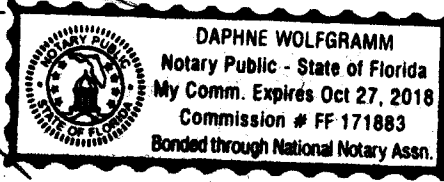
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STATE OF *Florida*  
COUNTY OF *Orange*

The foregoing instrument was acknowledged before me this 26th of April, 2016 by Dennis M. Cox and Alice Cox.

*Daphne Wolfram*

Notary Public



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## EXHIBIT A

Unit No. 303, contained within PHASE I THE AVENUE CONDOMINIUMS, as the same is identified in the Record of Survey Map recorded in Utah County, Utah as Entry No. 2032, as Map Filing No. 3887 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of The Avenue Condominiums, recorded in Utah County as Entry No. 2033 in Book 2659 at Page 823 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH: (a) The undivided ownership interest in said condominium project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said condominium project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.