When Recorded Mail To:

Jeffrey M Dean 3113 North Provence Lane H5 Lehi, Utah 84043

**Order No.** 165843

Tax ID No. 49-509-0005

ENT 47901: 2013 PG 1 of 2

Jeffery Smith

Utah County Recorder

2013 May 16 11:29 AM FEE 12.00 BY EO

RECORDED FOR Bonneville Superior Title Completer Control Cally Recorded

Space above this line for Recorder's use

## Warranty Deed

David Anderson and Terisa Anderson, GRANTOR(S)

hereby CONVEYS AND WARRANTS TO

Jeffrey M Dean and Hailey M. Dean, Husband and Wife As Joint Tenants, GRANTEE(S)

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

See Attached Legal Description

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of record.

WITNESS the hand of said Grantor(s) this 14th day of May, 2013.

David Anderson

Terisa Anderson

State of Utah

}ss.

County of Salt Lake }

On the 14th day of May, 2013, personally appeared before me David Anderson and Terisa Anderson, the signer(s) of the above instrument, who-duly acknowledged to me that such

person(s), executed the same.

Witness my hand and official seal.

STEFFANIE FERGUSON

NOTARY PUBLIC - STATE OF UTAN

Commission # 653439

COMM. EXP. 03-14-2016

Notary Public

## Exhibit A LEGAL DESCRIPTION

File Number: 165843

Unit 5, contained within AMENDED PHASE 4, in Building H, PROVENCE AT PHEASANT POINTE CONDOMINIUMS, A Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Utah County, Utah. 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 of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.