

# WARRANTY DEED



ENT 60303:2012 PG 1 of 2  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2012 Jul 19 4:05 pm FEE 12.00 BY SW  
RECORDED FOR PROVO ABSTRACT COMPANY

TROY J. JOHNSON and ALICIA J. JOHNSON, grantor,

of Payson, County of Utah, State of Utah, hereby CONVEY and WARRANT to

EWJ, LTD., A Utah Limited Partnership, as to an undivided 35/100 interest; and WANDA L. JOHNSON, Trustee, and any Successor Trustees of THE EDWARD D. JOHNSON FAMILY REVOCABLE TRUST, dated December 27, 1995, as to an undivided one-half (1/2) interest, and to WANDA L. JOHNSON, Trustee, and any Successor Trustees, of THE WANDA L. JOHNSON FAMILY REVOCABLE TRUST, dated December 27, 1995, as to an undivided one-half (1/2) interest, as to 65/100 percent interest, grantee,

of 2367 West 1700 North, Provo UT 84604

for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

Subject to easements and restrictions of record.

WITNESS, the hand(s) of said grantor(s), this 22 day of June, A.D. 2012.

\_\_\_\_\_  
TROY J. JOHNSON

\_\_\_\_\_  
ALICIA J. JOHNSON

State of UTAH )  
                  )ss  
County of UTAH)

On the 22 day of June, A.D. 2012, personally appeared before me TROY J. JOHNSON and ALICIA J. JOHNSON the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
Notary Public

My commission expires: 9-23-14  
Residing in: Orem, Utah



Provo Abstract Company, Inc. has prepared this document as a courtesy only. The company disclaims any responsibility to and liability for the effects of, or any inaccuracies found, herein and thereafter.

### COURTESY RECORDING

This document is being recorded solely as a courtesy for the parties named herein. PROVO ABSTRACT COMPANY, INC. hereby disclaims any responsibility or liability for inaccuracies thereof.

# Exhibit "A"

ENT 60303:2012 PG 2 of 2

Unit 3, Building 1, COUNTRY WOODS PHASE II CONDOMINIUMS, Orem, Utah, as the same is identified in the recorded Survey Map in Utah County, Utah, as Entry No. 31656; and Map Filing No. 6554, (as said record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions recorded in Utah County, Utah, as Entry No. 77941, in Book 3814, at Page 882 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided interest in said Project's Common Areas as established in the Declaration of Covenants, Conditions and Restrictions and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which said interest relates.

TOGETHER WITH an Amended Easement Deed in favor of COUNTRY WOODS, LC, for a perpetual, nonexclusive easement over, along, across, and upon the Servient Tenement for pedestrian and vehicular parking, ingress to and egress from, and also a perpetual nonexclusive easement in, under, through, along and across the Servient Tenement to install, use, keep, maintain, repair and replace, as required, underground utility lines, pipes, conduits of all types and appurtenances, Recorded January 17, 1996, as Entry No. 4285, in Book 3865, at Page 801, Utah County Recorder's Office.

TOGETHER WITH an Amended Easement Deed in favor of COUNTRY WOODS, LC, for a perpetual, nonexclusive easement over, along, across, and upon the Servient Tenement for pedestrian and vehicular parking, ingress to and egress from, and also a perpetual nonexclusive easement in, under, through, along and across the Servient Tenement to install, use, keep, maintain, repair and replace, as required, underground utility lines, pipes, conduits of all types and appurtenances, Recorded January 17, 1996, as Entry No. 4287, in Book 3865, at Page 809, Utah County Recorder's Office.