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11/06/97 10:27 AM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
JEFFREY W WILKINSON
3760 S HIGHLAND DR STE.500
SLC, UT 84106
REC BY: P ANDERSON , DEPUTY - MP

When recorded mail to:
Val Pyle, Trustee
765 East Three Fountains Circle #34
Murray, Utah 84107

WARRANTY DEED

Shirley R. Mariani, an unmarried woman, and Val R. Pyle, an unmarried man, grantors, of the City of Murray, County of Salt Lake, State of Utah, for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, hereby CONVEY and WARRANT to Val R. Pyle, as Trustee, or the successor trustees, of THE VAL R. PYLE TRUST, dated November 4, 1997, grantee, whose address is 765 East Three Fountains Circle #34, Murray, Utah 84107, the following described real estate, situate in Salt Lake County, State of Utah:

An undivided one-half (1/2) interest in the following:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

WITNESS MY HAND this 4 day of Nov, 1997.

Shirley R. Mariani
Shirley R. Mariani

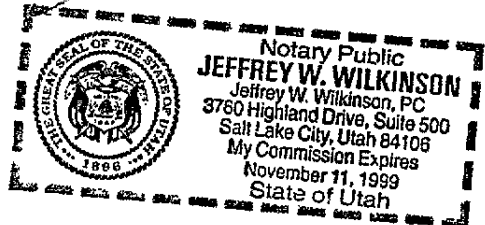
Val R. Pyle
Val R. Pyle

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

On this 4th day of November, 1997, personally appeared before me Shirley R. Mariani and Val R. Pyle, to me personally known to be the persons described in, and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

[Signature]
Notary Public
Residing in:

My Commission expires:



SK 7800PG2506

EXHIBIT "A"

Unit No. 34, Building C, contained within the THREE FOUNTAINS YOUNG AMERICA FAMILY TOWNHOUSES, PHASE NO. 1, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah as Entry No. 2044706 in Book CC at Page 13, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Three Fountains Young America Family Townhouses, Phase No. 1, recorded in Salt Lake County, Utah on December 1, 1964 as Entry No. 2044707 in Book 2266, Page 98, and in the Amended Declaration of Covenants, Conditions and Restrictions and Bylaws of the Three Fountains Young America Townhouses, Phase No. 1, recorded in Salt Lake County, Utah, on April 15, 1970, as Entry No. 2328342 in Book 2847, Page 257.

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 nonexclusive 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.

JK7800PG2507