

## WARRANTY DEED

**RONALD GROW HALLMARK**, who acquired title as **RONALD G. HALLMARK**, grantor,  
of Duchess Loop 18, Nichols Park, Guadalupe, Cebu City, Philippines, hereby CONVEY and WARRANT to  
**RONALD G. FELT and THERESA A. FELT**, husband and wife, as joint tenants, grantee,  
of c/o Kathleen Covey, 1930 N. Heather Rd., Orem, UT 84097

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

All of Lot 3, Plat "A", **EAGLE RIDGE TOWNHOMES**, a Planned Unit Development, Provo, Utah, as the same is identified in the Record of Survey Map in Utah County, Utah, as Entry No. 21639, and Map Filing No. 6502 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Easements, Covenants, Conditions and Restrictions, recorded 3/15/1996, as Entry No. 21640, in Book 1914, at Page 747, of Official Records (as said Declaration may have heretofore been amended or supplemented).

Together with the right and easement of use and enjoyment in and to the Common Areas described, as provided for, in said Declaration of Easements, Covenants, Conditions and Restrictions, (as said Declaration may have heretofore been amended or supplemented).

Subject to easements and restrictions of record.

WITNESS, the hand of said grantor, this 26<sup>th</sup> day of June, A.D. 2009.

*Ronald Grow Hallmark by Theresa Anne Felt, his attorney in fact*  
**RONALD GROW HALLMARK**, by **THERESA ANNE FELT**,  
his Attorney in fact

State of UTAH )  
                          ) ss.  
County of UTAH )

On the 26 day of June, A.D. 2009, personally appeared before me **THERESA ANN FELT**, on behalf of **RONALD GROW HALLMARK**, who acquired title as **RONALD G. HALLMARK**, his Attorney in fact, signer of the within instrument, who duly acknowledged to me that he executed the same.

*Linda S. Winkelman*  
\_\_\_\_\_  
Notary Public

My commission expires: 3/31/2010  
Residing in: Provo, UT.  
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