



TW970904904

Mail Tax Notice to:
Grantee at address below

ENT 73568 BK 4382 PG 898
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1997 Sep 19 3:43 pm FEE 10.00 BY JW
RECORDED FOR TITLE WEST TITLE CO

WARRANTY DEED

Upper Phillips Development, L.L.C., GRANTOR(S)
of: _____

hereby CONVEYS AND WARRANTS TO

Brett Scharffs and Deirdre Scharffs, GRANTEE(S)
of: 888 West 880 North, Orem, UT 84057

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:

Lot 10, Plat "A", Mountain Air Estates Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

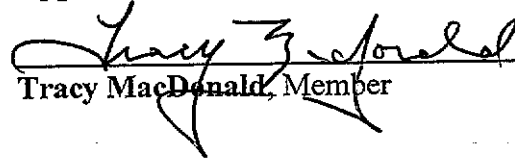
Excepting therefrom all oil, gas, minerals, and ores situated in, upon, or under the above described tract of land, together with all rights in connection with or relative to the exploration, mining, removal or sale of the same.

Tax ID No. 46:408:0010

Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

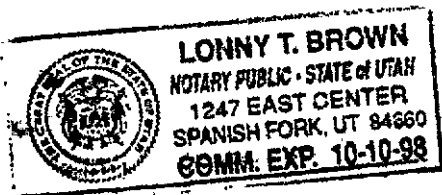
In Witness whereof, the Grantor(s) has caused its name to be hereunto affixed on September 19, 1997.

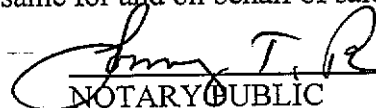
Upper Phillips Development, L.L.C.,


Tracy MacDonald, Member

COUNTY OF UTAH)
: ss.
STATE OF UTAH)

On the 19th day of September, 1997, personally appeared before me Tracy MacDonald, Member of Upper Phillips Development, L.L.C., the signor(s) of the within instrument who duly acknowledged before me that she executed the same for and on behalf of said company.




NOTARY PUBLIC