## When Recorded, Return To:

James F. Wood, Esq. Stoel Rives LLP 4766 South Holladay Blvd. Salt Lake City, Utah 84117

#### Mail Tax Notices To: JDK Future, LLQ

13053 Minuteman Drive Draper, Utan 84020

# NTRY NO. 01035626

ARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

<u>A.P.N. MO-2</u>

# LIMITED WARRANTY DEED

DKR RANCH PROPERTIES, LLC, a Utah limited liability company ("Grantor"), of Salt Lake County, Utah, hereby Conveys and Warrants, to the extent provided below but not otherwise, to JDK FUTURE, LLC, a Utah limited liability company ("Grantee"), having a mailing address of 13053 Minuteman Drive, Draper, Utah 84020, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, all of its right, title and interest in and to the following described real property situate in Summit County, State of Utah:

### Lot 2, MOUNTAIN VALLEY RANCH, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

IN WITNESS WHEREOF, the Grantor has affixed its signature below this 11<sup>th</sup> day of December, 2015.

Sharon P. Richards, Manager

**DKR RANCH PROPERTIES, LLC** 

STATE OF UTAH

COUNTY OF SALT LAKE

On the 11<sup>th</sup> day of December, 2015, SHARON P. RICHARDS, the signer of the foregoing document in her capacity as the Manager of DKR RANCH PROPERTIES, LLC, a Utah limited liability company, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that she executed the same for and in behalf of said entity.

OTA

JAMES F. WOOD Notary Public State of Utah My Comm. Exp: Feb. 28, 2019 Comm. Number: 681733