

Misc



SPECIAL WARRANTY DEED
(CORPORATE FORM)

NELSON BROTHERS PROPERTY MANAGEMENT, INC., a California corporation
nka NELSON PARTNERS PROPERTY MANAGEMENT, INC., a California corporation

a corporation organized and existing under the laws of the State of California, Grantor(s), with its principal office at the State of Utah, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to

NELSON PARTNERS PROPERTY MANAGEMENT, INC., a California corporation

Grantee(s) of 16-B Journey, Suite 200, Aliso Viejo, CA 92656; For the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in, County, State of Utah.

Wasatch


ALL OF LOTS 1 & 2, DANIELS CREEK SUBDIVISION, SECOND AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER

Tax Roll No. 00-0020-1385, 00-0020-1386

This document has been prepared as an accommodation by HICKMAN LAND TITLE COMPANY without the benefit of a title search and its accuracy is not guaranteed.

The officer(s) who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by a quorum. In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 15 day of November A.D. 2019.

NELSON BROTHERS PROPERTY MANAGEMENT, INC., a California corporation
nka NELSON PARTNERS PROPERTY MANAGEMENT, INC., a California corporation


By: JOSEPH HARDING, Vice President

Misc

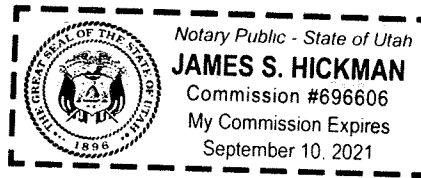
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
SS
County of Cache)

On the 15 day of November A.D. 2019 personally appeared before me JOSEPH HARDING who, being by me duly sworn, did say that he is a Vice President of the NELSON BROTHERS PROPERTY MANAGEMENT, INC., a California corporation nka NELSON PARTNERS PROPERTY MANAGEMENT, INC., a California corporation and that the said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the aforesaid officers acknowledged to me that said corporation executed the same.



Notary Public



Recorded at the Request of
Metro National Title
345 East 300 South
Salt Lake City, Utah 84111
MNT# 79400

Ent 490703 Bk 1329 Pg 1359 - 1361
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2020 Dec 18 03:03PM Fee: \$40.00 TC
For: Metro National Title
ELECTRONICALLY RECORDED

Mail Tax Notice to:
Nelson Partners Property Management
180 Avenida La Pata
San Clemente, CA 92673

Space above for County Recorder's use

PARCEL I.D. NOS. 00-0020-1387
and 00-0020-1388

SPECIAL WARRANTY DEED

BAXTER DEVELOPMENT, L.L.C., a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to NELSON PARTNERS PROPERTY MANAGEMENT, INC., a California corporation, Grantee, of c/o 180 Avenida La Pata, San Clemente, California 92673, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described tracts of land in Heber City, Wasatch County, State of Utah, to-wit:


Lots 3 and 4, Daniels Creek Subdivision, Second Amended, according to the official plat thereof on file and of record with the Wasatch County, Utah Recorder's Office,

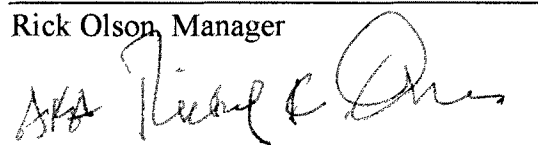
together with and subject to easements, rights of way, conditions, restrictions and other matters of record.

WITNESS the hand of said Grantor, this 7 day of December, 2020.

GRANTOR:

Baxter Development, L.L.C., a Utah limited liability company

By 
Rick Olson, Manager



STATE OF CALIFORNIA)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of December, 2020, by Rick Olson, in his capacity as duly authorized Manager of Baxter Development, L.L.C., a Utah limited liability company, which thereby duly executed the same.

See Attached

Notary Public

1550429v1

**Certificate Attached for
California Notary Wording**

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA,)
COUNTY OF Ventura)

On 12/7/2020 before me, Howard Gorbis, Notary Public
(Date) (Here Insert Name and Title of the Officer)

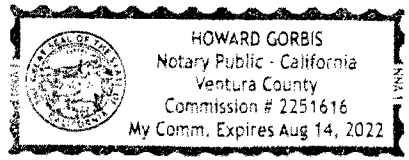
personally appeared Richard Olson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Howard Gorbis

Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Special Warrant Document Date: 12/7/2020

Number of Pages: 2 Signer(s) Other Than Named Above: None

Additional Information: _____