

Grantee Mailing Address:

1508 Lake Whitney Dr.  
Windermere, FL 34786

Space Above for Recorder's Use

SET# 14-06-034

**SPECIAL WARRANTY DEED**

**RED LEDGES LAND DEVELOPMENT, INC.**, a corporation organized and existing under the laws of the State of Florida, grantor, with its principal office at 1851 East Center Street, Heber City, County of Wasatch, State of Utah hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**CORY E. SHEA AND SUSAN J. SHEA, CO-TRUSTEES OF THE CORY E. SHEA FAMILY TRUST, DATED AUGUST 7, 2006, AS AMENDED AND RESTATED THE 19TH DAY OF JUNE, 2013**

Grantee(s), for the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, the following described tract of land in Wasatch County, State of Utah:

See Attached Exhibit "A"

Tax Identification #0RX-1P776-0-033-035.

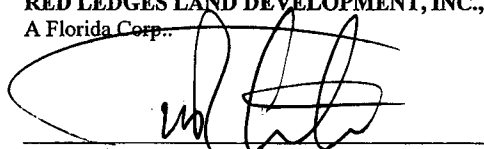
Subject to easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2014 and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers 9 day of July, 2014.

Attest:

**RED LEDGES LAND DEVELOPMENT, INC.,**  
A Florida Corp.



By: Todd Cates  
Its: Vice President and Secretary

STATE OF UTAH )

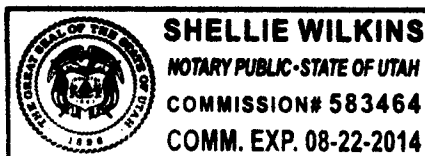
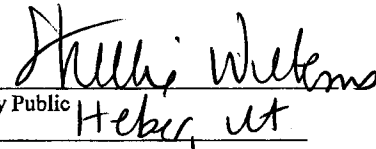
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COUNTY OF WASATCH )

On the 9 day of July, 2014, personally appeared before me, **Todd Cates**, who being by me duly sworn, did say that he is the **Vice President and Secretary** of **Red Ledges Land Development, Inc.**, a Florida corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution of its board of directors, and he duly acknowledged to me that said corporation executed the same.

My Commission Expires:  
8-22-2014

Notary Public  
Residing at Heber, UT



**EXHIBIT A**

ORX-1P776-0-033-035

Lot 776, Red Ledges Phase 1P Subdivision, according to the official plat thereof on file and of record in the Wasatch County Recorder's Office.

Together with the right to use and enjoy the common area set forth and delineated in the Record of Survey Map recorded March 3, 2014, as Entry No. 398788 in Book 1100 at Page 869 of Official Records, and further defined in that certain Declaration of Covenants, Conditions and Restrictions recorded October 11, 2007 as Entry No. 327154 in Book 951 at Page 1779 of Official Records, as the same may have heretofore been amended or supplemented.