



Recorded **24-Jan-2023** Filing No. **104799**  
At **09:56 AM** Book **A13** Page **5**  
Fee **\$40.00** Kaia Bowden Rich County Recorder  
For REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC



Send Tax Statements To:  
Grantee  
1147 South 980 West  
Mapleton, UT 84664

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## SPECIAL WARRANTY DEED

File #: 21-7000-DL  
Tax Parcel No.: 41-21-401-0401

The Water's Edge Properties, LLC, a Utah limited liability company, who inadvertently took title as  
The Water's Edge Properties, LLC

GRANTOR, hereby CONVEY(S) AND WARRANT(S) against all claiming by, through or under it, and  
against acts of itself, TO

Redd Development, LLC, a Utah limited liability company

GRANTEE,  
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s)  
of land in Rich County, State of Utah, described as follows:

See Exhibit 'A'

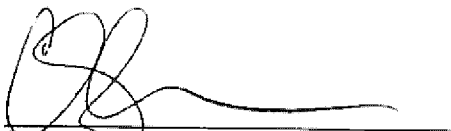
Also known by street and number as: 45 East 150 South Street, #401, Garden City, UT 84028

Subject to easements, restrictions, and rights of way appearing of record and enforceable in law and  
equity, and general property taxes for the year 2023 and thereafter.

Subject to that certain Deed of Trust recorded September 30, 2021, as Filing No. 101440, in Book  
R12, at Page 806 of the Official Records.

Witness, the hand of said Grantor, this 23<sup>rd</sup> day of January, 2023.

The Water's Edge Properties, LLC



By: Christopher S. Shurian  
Its: Manager

STATE OF UTAH                    )  
  (ss.  
COUNTY OF                    )

On the 23<sup>rd</sup> day of January, 2023, A.D., personal appeared before me Christofer S. Shurian, who being by me duly sworn did say, that he is the Manager of The Water's Edge Properties, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said limited liability company by authority of a resolution of its Members and said Michael G. Stewart, duly acknowledged, that said limited liability company executed the same.

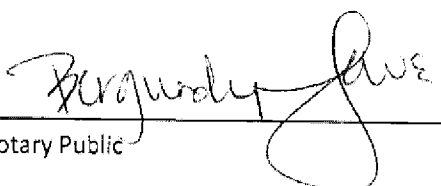
  
Notary Public

EXHIBIT "A"

Property 1:

Unit 401, Building E, Lakeside Residences at Bear Lake Phase 8A, according to the official plat thereof on file and of record in the Rich County Recorder's Office.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

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