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Page 1 of 1

Rhonda Francis Summit County Recorder

05/19/2020 04:22:40 PM Fee \$40.00

By METRO NATIONAL TITLE

Electronically Recorded

Mail Tax notice to:

Grantee

1516 Lantern Circle

Naperville, IL 60540

MNT File No.: COURTESY

Tax ID No.: BHVS-T109

SPECIAL WARRANTY DEED

Jenna Negrelli

GRANTOR of Salt Lake City, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under her only to:

Jenna and Diane, LLC, a Illinois limited liability company

GRANTEE of 1516 Lantern Circle, Naperville, IL 60540 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Summit County, State of Utah:

Lot T109, BEAR HOLLOW VILLAGE SUBDIVISION, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 18 ^{May} day of ~~February~~, 2020.

Jenna Negrelli
Jenna Negrelli

State of Utah ^{and} ~~Utah~~ County of Summit)ss:

On this date, ~~February~~ ^{May} 18, 2020, personally appeared before me Jenna Negrelli, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.

Christina Petjo Wakefield
Notary Public

COURTESY RECORDING
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