

Mail Tax Notices to:

**4 AUDUBON HOLLOW LANE
HOUSTON, TX 77027**

01192083 B: 2748 P: 0746

Page 1 of 2

Rhonda Francis Summit County Recorder

07/08/2022 10:51:03 AM Fee \$40.00

By SUMMIT ESCROW & TITLE

Electronically Recorded

Space Above for Recorder's Use

SET# 22-05-016

SPECIAL WARRANTY DEED

Promontory Development, LLC, a limited liability company organized and existing under the laws of the State of Arizona, with its principal office at Park City, County of Summit, State of Utah, Grantor, hereby CONVEYS AND WARRANTS against the Acts of the Grantor only to

MONTE SERENO DEVCO, LLC

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 Summit County, State of Utah:

LOT 64, PINNACLE AT PROMONTORY PHASE 6 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

Tax Identification #PINNP-6-64

Subject to easements, restrictions, rights of way and other matters currently of record, including general property taxes for the year 2021 and subsequent years as well as fees and costs imposed by all government agencies and districts serving the property whether or not evidenced by an assessment or other lien.

Grantee must contract with Utah 7000 Cabins, LLC, d/b/a Promontory Homes or a contractor affiliated with Promontory Development LLC for the initial construction of any residence on the above-named property, and the design must be selected from among designs made available within the Promontory Homes building program. This restriction shall run with the land and shall be binding upon the Grantee and any subsequent owner(s), assignee(s), or other(s) who may obtain an interest in the property. The restriction shall expire only upon the earlier of (1) written notice by Promontory Development, LLC, that the Promontory Homes building program has been terminated; or (2) thirty (30) years from the date of this Deed.

On behalf of the Grantor, the undersigned officer hereby certifies that he is duly authorized to execute and deliver this deed, and to consummate the transfer represented hereby, under a resolution duly authorized and accepted by the Grantor at a lawful meeting duly held and attended by a quorum, and such resolution is presently in full force and effect and has not been modified or amended in any way.

In witness whereof, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer this 30th day of June, 2022.

Promontory Development, LLC

Kelli S. Brown

BY: Kelli S. Brown
ITS: General Manager

STATE OF UTAH)
 :SS
COUNTY OF SUMMIT)

On the 30th day of June, 2022, personally appeared before me, Kelli S. Brown, who being by me duly sworn, did say that she is the General Manager for Promontory Development, LLC, an Arizona limited liability company, and that said instrument was signed on behalf of said company by authority of its General Manager and she acknowledged to me that said company executed the same.

Suzanne E Watkins

Notary Public

Residing at Wasatch City.

My Commission Expires:

2/20/2025

