

01215084 B: 2807 P: 1617

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Rhonda Francis Summit County Recorder

01/26/2024 04:22:48 PM Fee \$40.00

By STEWART TITLE OF UTAH

Electronically Recorded

**MAIL TAX NOTICE TO:**

Forrest Dabb

9459 S. Tanya Ave  
South Jordan UT 84095

**SPECIAL WARRANTY DEED**

Summit Capital Investments LC, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** against all those claiming by, through or under it to Forrest Dabb, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Summit County, State of Utah described as follows:

The land referred to herein is situated in the County of Summit, State of Utah, and is described as follows:

BEG AT A PT (ASSUMED E 3997.28 FT & N 1787.15 FT) FROM THE NW COR OF SEC 9 T2N R5E SLBM; TH AS FOLLOWS: S 90°00'00" E 131.51 FT; TH S 00°00'00" W 264.69 FT; TH S 89°53'03" W 131.30 FT TO THE COALVILLE CITY BOUNDARY; TH N 00°02'45" W 264.96 FT ALONG SD BOUNDARY LINE TO THE PT OF BEG CONT 0.80 AC 1923-208 1924-388 (NOTE: 1923-208 CONTAINS ERROR IN PT OF BEG; CORRECTED IN WD 1965-1295) 2025-503 2030-1046.

Tax ID Number: NS-329-B (shown for informational purposes only)

Subject to the Permitted Exceptions to Title set forth in Exhibit A.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 26th day of January, 2024.

Summit Capital Investments LC

By: 

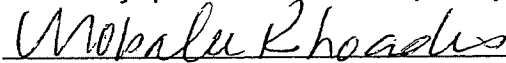
Melven E. Smith, Member

By: 

Kathy H. Smith, Member

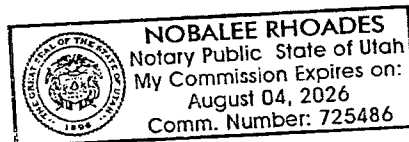
State of Utah  
County of Davis

On this 26th day of January, 2024, personally appeared before me, the undersigned Notary Public, Melven E. Smith and Kathy H. Smith the Members of Summit Capital Investments LC, personally known to me (or 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 before 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.



Notary Public

My commission expires: 8-4-26



## EXHIBIT A

Conveyance of the Property described herein is made subject to the following:

1. Taxes or Assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the official records of Summit County, Utah (the Public Records); (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances, violation, variation, adverse circumstance, boundary line overlap or gap, or encroachment (including an encroachment of an improvement across the boundary lines of the Property), that would be disclosed by an accurate and complete land title survey of the property and that are not shown in Public Records.
4. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water, whether or not the matters are shown by the Public Records.