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Mail Recorded Deed & Tax Notice To:
Larson Ventures, Inc., a Utah corporation
5097 S 900 E, STE 200
Salt Lake City, UT 84117

Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

07/16/2025 02:03:21 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded



File No.: 191275-KCP

SPECIAL WARRANTY DEED

Larson Ventures, Inc., a Utah corporation, formerly known as Christensen & Larson Investment Company, a Utah corporation,

GRANTOR(S), of Salt Lake City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Larson Ventures, Inc., a Utah corporation,

GRANTEE(S), of Salt Lake City, State of Utah

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

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: SCCS-8 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this July 15, 2025.

Larson Ventures, Inc., a Utah corporation

BY: James C. Larson

James C., Larson
President

STATE OF UTAH

COUNTY OF SALT LAKE

On this day 7-15-25, before me, personally appeared James C., Larson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Larson Ventures, Inc., a Utah corporation.

Jodi Kramer
Notary Public

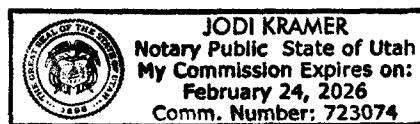


EXHIBIT A
Legal Description

Lot 8, SNOW CREEK CROSSING SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder on October 11, 1995 as Entry No. 439865.