

ENT 13738 : 2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Feb 01 09:47 AM FEE 40.00 BY KC  
RECORDED FOR US Title Insurance Agency  
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO  
AND SEND TAX NOTICES TO:  
Ben Nguyen  
383 W 720 S  
American Fork, UT 84003

US Title File No.: 051083

## **SPECIAL WARRANTY DEED**

**Woodside Homes of Utah, LLC, a Utah limited liability company, Grantor**  
of Salt Lake City, County of Salt Lake, State of Utah,  
hereby CONVEYS and SPECIALLY WARRANTS against all claiming under or through  
Grantor, to

**Ben Nguyen, a married man** **Grantee**

of American Fork, County of Utah, State of Utah, for the sum of  
Ten Dollars and other good and valuable considerations

the following described tract of land in Utah County, State of Utah, together with all rights and  
privileges appurtenant thereto, to wit:

Lot 526, Plat "E", STONECREEK, a Conservation PUD, according to the Official Plat thereof,  
as recorded in the records of Utah County, State of Utah.

Together with a right and easement of use and enjoyment in and to the common areas described,  
and as provided for in the Declaration of Covenants, Conditions and Restrictions (as said  
Declaration may have heretofore been amended or supplemented).

Situated in Utah County, State of Utah

APN: 66-803-0526

Subject to Easements, Covenants, Restrictions, Rights, Rights of Way, and Reservations  
appearing of record and general and special taxes for the year 2022 and each year thereafter.

AND the Grantor hereby binds itself to warrant and defend the title as against the acts of Grantor  
and no other, subject to the matters above set forth.

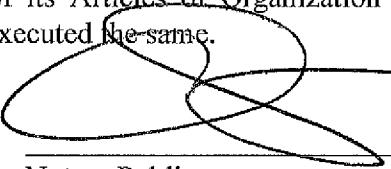
WITNESS the hand of said grantors, this 16<sup>th</sup> day of December, 2021.

Woodside Homes of Utah, LLC

BY: Vanessa Corey  
Vanessa Corey  
Authorized Agent

State of Utah )  
 )ss.  
County of Salt Lake )

On the 16<sup>th</sup> day of December, 2021., personally appeared before me Vanessa Corey, who being by me duly sworn did say, that he/she, the said Vanessa Corey is the Authorized Agent of Woodside Homes of Utah, LLC and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Company executed the same.

  
Notary Public

