

14162607 B: 11450 P: 2770 Total Pages: 4  
10/12/2023 11:18 AM By: BGORDON Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:  
Vista 107, LLC, a Utah limited liability company  
150 S STATE ST STE 300  
Salt Lake City, UT 84111



File No.: 170351-MCB

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## SPECIAL WARRANTY DEED

**13003 Draper Builders LLC, a Utah limited liability company,**

**GRANTOR(S)**, of Draper, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Vista 107, LLC, a Utah limited liability company,**

**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 **Salt Lake County, State of Utah**:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 27-36-353-002** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 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 11 day of October, 2023.

13003 Draper Builders LLC, a Utah limited  
liability company

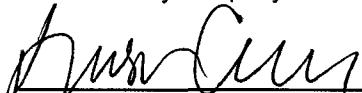
BY:

  
Jake Hemingway  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 11 day of October, 2023, before me, personally appeared Jake Hemingway, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of 13003 Draper Builders LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

Lot 107, DRAPER TOD AMENDING LOTS 3, 4 AND 5, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on March 7, 2013 as Entry No. 11591484 in Book 2013P at Page 37.