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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: DAVID SEAMAN
4807 S WALLACE LANEHOLLADAY, UT 84117



Mail Tax Notices To:

4165 South 3A Property, LLC
4807 South Wallace Lane
Holladay, Utah 84117

Parcel No. 21-04-201-058

SPECIAL WARRANTY DEED

DAVID FOREST SEAMAN, a married man ("Grantor"), of Holladay, Salt Lake County, Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under him, to 4165 South 3A Property, LLC ("Grantee"), having a mailing address of 4807 South Wallace Lane, Holladay, Utah 84117, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, all of his right, title and interest in and to the following described real property situate in Salt Lake County, State of Utah:

See "Exhibit A" attached hereto

WITNESS the hands of said Grantor this 17th day of October, 2023.


DAVID FOREST SEAMAN

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 17th day of October, 2023, DAVID FOREST SEAMAN the signer of the within instrument, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that he voluntarily executed the same for the purpose stated therein.


NOTARY PUBLIC



Exhibit A

UNIT NO. 3-A IN BUILDING 12 OF VILLAGE 2 PHASE 1 CONDOMINIUM, ACCORDING TO THE RECORD OF SURVEY MAP FILED FOR RECORD AS ENTRY NO. 2499480, IN BOOK MM OF PLATS AT PAGE 83, AND THE AMENDED RECORD OF SURVEY MAP FILED FOR RECORD AS ENTRY NO. 2576235, IN BOOK 73-10 OF PLATS AT PAGE 96, TOGETHER WITH THE APPURTÉNANT UNDIVIDED OWNERSHIP INTEREST IN THE COMMON AREAS AND FACILITIES, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGE 2 CONDOMINIUM PHASE 1, AND THE EXHIBITS ATTACHED THERETO, FILED FOR RECORD AS ENTRY NO. 2499481, IN BOOK 3200, AT PAGES 178 THROUGH 205 OF OFFICIAL RECORDS, AND THE AMENDMENT TO THE DECLARATION FILED FOR RECORD AS ENTRY NO. 2576237, IN BOOK 3440, AT PAGES 1 THROUGH 156 OF OFFICIAL RECORDS, AND AS SET FORTH IN THE ENABLING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGE 2 PLANNED UNIT DEVELOPMENT, AND THE EXHIBITS ATTACHED THERETO, FILED FOR RECORD AS ENTRY NO. 2576236, IN BOOK 3439, AT PAGES 308 THROUGH 456 OF OFFICIAL RECORDS.

4876-3673-3320, v. 1