

Mail Tax notice to:  
Grantee  
579 Heritage Park Blvd, Ste 201  
Layton, UT 84041  
File No.: MA17054  
Tax ID No.: 08-27-253-010

Space Above This Line for Recorder's Use

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is dated this 4 day of December, 2023, by and between (i) JEFFREY T. KIDA, a married man, as his sole and separate property, KENNETH M. KIDA, a married man, as his sole and separate property, and DIANE M. OKAWA, a married woman, as her sole and separate property, as tenants in common, each owning a one-third (1/3) undivided interest in the real property described herein (hereinafter collectively called "GRANTOR"); and (ii) JESSOP HOMES LLC, a Utah limited liability company (hereinafter called "GRANTEE").

**WITNESSETH:** That the said Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents convey and warrant only against the acts of any person claiming by, through or under Grantor, but not otherwise, to Grantee, and its assigns, forever, all the certain lot(s), piece(s) or parcel(s) of land situate, lying and being in the County of Salt Lake, State of Utah, as more particularly described as follows (the "Property"):

All of Lot 1, ROSE PARK PLAT "J-1", according to the official plat thereof, recorded in the Office of the County Recorder of said County. Parcel Number: 08-27-253-010

**TO HAVE AND TO HOLD**, the above granted and described premises, together with all tenements, hereditaments and appurtenances, including improvements, fixtures, timber, crops, oil, gas and minerals located in, under and on it, and all rights appurtenant to it, including but not limited to timber rights, grazing rights, access rights, oil, gas and mineral rights, development rights, air rights and all other rights, privileges, licenses and permits owned by Grantor and in any way related to or accruing to the use and benefit of that real property, unto Grantee, and its assigns.

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, including, but not limited to, the exceptions shown in Chicago Title Insurance Company's Commitment for Title Insurance No. MA17054. This conveyance is an AS-IS transaction and is also subject to all other matters appearing of record or known to Grantee that can be ascertained by an inspection of said Property and is made without any warranty expressed or implied as to the suitability of said Property for any purpose.

And said Grantor hereby warrants title only against the acts of any person claiming by, through or under Grantor, but not otherwise, subject to matters set forth above.

