

RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

Soderby, LLC
1835 South Highway 89
Perry, Utah 84302
Attn.: Ryan Forsyth

NCS-1217203-jt

APN: Portion of 27-31-476-003

14268933 B: 11507 P: 2532 Total Pages: 3
07/26/2024 12:57 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

SPECIAL WARRANTY DEED

For valuable consideration, receipt and sufficiency of which are hereby acknowledged, SOUTH MOUNTAIN ADVANCEMENT, LLC, a Delaware limited liability company ("**Grantor**"), does hereby convey to SODERBY, LLC, a Utah limited liability company ("**Grantee**"), all that certain real property described on Exhibit A attached hereto and made a part hereof for all purposes (the "**Property**").

SUBJECT TO all matters of record or that would be disclosed by an inspection or survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging to Grantor, unto Grantee, its successors and assigns forever, subject to the matters herein stated.

GRANTOR HEREBY binds itself and its successors and assigns to warrant and defend the title against all acts of the Grantor, and none other, subject to the matters above set forth.

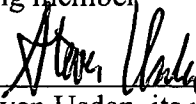
[SIGNATURE ON FOLLOWING PAGE]

EXECUTED as of the 13 day of July, 2024.

GRANTOR:

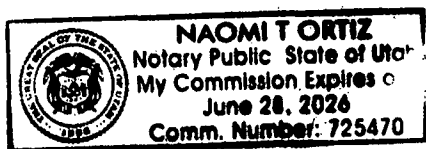
SOUTH MOUNTAIN ADVANCEMENT,
LLC, a Delaware limited liability company

By: CCA Acquisition Company, LLC, a
Delaware limited liability company, its
managing member

By: 
Steven Usdan, its managing
member

STATE OF Utah)
: ss.
COUNTY OF Salt Lake)

On this 13 day of July, 2024, before me personally appeared Steven H. Usdan, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the managing member of CCA Acquisition Company, LLC, the managing member of South Mountain Advancement, LLC, a Delaware limited liability company, and that the foregoing document was signed by him on behalf of said entity in his capacity as managing member.



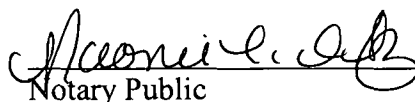

Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The following described real property situated in Salt Lake County, Utah:

Lot 5, THE VILLAGE AT SOUTH MOUNTAIN WEST SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.