



14355577 B: 11555 P: 2520 Total Pages: 3
03/07/2025 04:49 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN ST SALT LAKE CITY, UT 841111919

MAIL TAX NOTICE TO GRANTEE:

Wasatch South Hills Development Co., LLC, a Utah limited liability company
595 S. Riverwoods Parkway
STE 400
Logan, UT 84321
File Number: 2488160HM

SPECIAL WARRANTY DEED

Panorama Townhomes, LLC, a Utah limited liability company

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS AGAINST THE ACTS OF GRANTOR ONLY to

Wasatch South Hills Development Co., LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of UT, to-wit

See Exhibit A

TAX ID NUMBER FOR PROPERTY: 33-18-200-015

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2025 and thereafter.

Effective as of this 02/20/2025.

Panorama Townhomes, LLC, a Utah limited liability company

James D. Giles

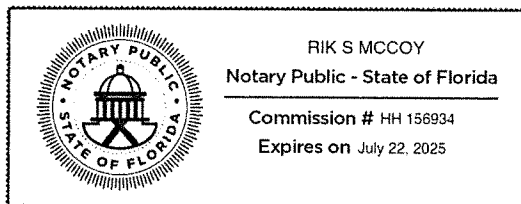
By: James D. Giles

Its: Manager

STATE OF FLORIDA

COUNTY OF: LEE

On this 20th day of February 2025, personally before me appeared James D. Giles who proven on the basis of satisfactory evidence is the Manager of Panorama Townhomes, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



Rik S McCoy

Notary Public

Rik S McCoy

Commission Expires: 07/22/2025

ID's Produced: Driver's License

Notarized remotely online using communication technology via Proof.

EXHIBIT A

SWAP TO WASATCH 0.57 ACRES LEGAL DESCRIPTION

A parcel of land being a part of Parcel 33-18-200-015, located in the Northeast Quarter of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian, situate in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S0°54'21"E 162.61 feet along the section line from the Northeast Corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along said section line S00°54'21"E 243.59 feet; thence N51°36'32"W 209.99 feet; thence N38°23'28"E 188.51 feet; thence S51°36'32"E 55.71 feet to the point of beginning.

For Informational Purposes: TAX ID NO. 33-18-200-015