

ORDER NO. 172930/LAY

E 158140 B 381 P 1713  
Date 27-Aug-2021 03:40PM  
Fee: \$40.00 ACH  
Filed By: NPS  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: AMERICAN SECURE TITLE LAYTON  
Recorded Electronically by Simplifile

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
RYAN VAN WAGONER  
379 NORTH FOOTHILLS DRIVE  
FARMINGTON, UT. 84025

### WARRANTY DEED

**COTTONWOOD SPRING VIEW, L.L.C., A UTAH LIMITED LIABILITY COMPANY**

Grantor, organized and existing under the laws of the State of Utah with its principal office at 201 SOUTH MAIN STREET #2015, SALT LAKE CITY, County of SALT LAKE, State of UT hereby CONVEYS and WARRANTS to

**RYAN VAN WAGONER and LEXI VAN WAGONER , husband and wife as joint tenants**

Grantee,

of FARMINGTON, County of DAVIS, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in MORGAN county, State of UT, to-wit

All of Lot 723, COTTONWOOD SPRING VIEW, A P.U.D. SUBDIVISION, MORGAN County, Utah, according to the official plat thereof, on file & of record in the MORGAN County Recorder's Office.

00-0089-1029, 03-COSPR-0723

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under Resolution adopted by the Manager/Member(s) of the Grantor at a lawful meeting held and attended by a quorum.

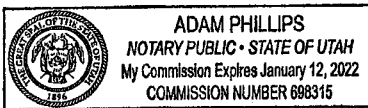
In witness whereof, the Grantor has caused its Limited Liability Company name and seal to be hereunto affixed by its duly authorized Members, this 27<sup>th</sup> day of August, 2021.

COTTONWOOD SPRING VIEW, L.L.C.,  
a Utah Limited Liability Company

BY: [Signature]  
RULON C. GARDNER, Manager

STATE OF UTAH )  
                                  )  
COUNTY OF MORGAN ) §

On the 27<sup>th</sup> day of August, 2021, personally appeared before me RULON C. GARDNER, who being duly sworn, did say that he/she is the Manager of COTTONWOOD SPRING VIEW, L.L.C., a Utah Limited Liability Company, by authority of its Articles of Organization and duly acknowledged to me that the said Limited Liability Company executed the same.



[Signature]  
Notary Public  
My Commission Expires: January 12, 2022  
Residing at: Morgan, Utah