

E 163522 B 400 P 638  
Date: 25-May-2023 03:55PM  
Fee: \$40.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENCY  
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:  
West LLC, a California limited liability company  
1038 East Bastanchury Rd  
Fullerton, CA 92835



**COTTONWOOD  
TITLE**

File No.: 165523-MLB

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## SPECIAL WARRANTY DEED

**Astro Dog, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of Park City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**West LLC, a California limited liability company,**

**GRANTEE(S)**, of Fullerton, State of California

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County**, State of Utah:

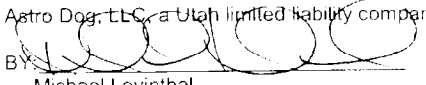
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 00-0090-3154; **Serial No.** 11-WPR1-0014-C (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 25th day of May, 2023.

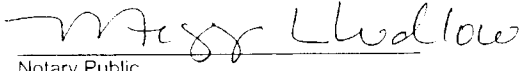
Astro Dog, LLC, a Utah limited liability company  
By:   
Michael Levinthal  
Manager

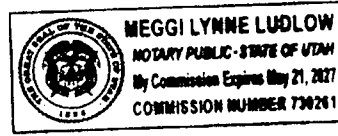
STATE OF UTAH

COUNTY OF SUMMIT

Michael

On this 25th day of May, 2023, before me, personally appeared ~~Mike~~ Michael Levinthal, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Astro Dog, LLC, a Utah limited liability company.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Lot C-14, WASATCH PEAKS RANCH PLAT 1, according to the official plat thereof on file and of record in the Morgan County Recorder's office.

**PARCEL 1A:**

The non-exclusive easements, appurtenant to Parcel 1 described herein, for pedestrian and vehicular access as created and described in that certain Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements recorded May 3, 2022, as Entry No. 160853 in Book 391 at Page 402 of official records.

**PARCEL 1B:**

Non-exclusive easement(s) as established by that certain Grant of Easement (Trunk Easement - Gailey), dated March 10, 2000 and recorded March 23, 2000, as Entry No. 81921, in Book M158, at Page 236; Amendment to Grant of Easement (Trunk Easement), recorded January 29, 2003 as Entry No. 90669 in Book 188 at Page 376; Assignment of Easements, recorded January 31, 2019 as Entry No. 146773 in Book 348 at Page 1066; Assignment of Easements, recorded February 4, 2019 as Entry No. 146809 in Book 348 at Page 1392; Assignment of Easements, recorded February 4, 2019 as Entry No. 146810 in Book 348 at Page 1419; Second Amendment to Grant of Easement, recorded February 4, 2019 as Entry No. 146811 in Book 348 at Page 1446; and Third Amendment to Grant of Easement (Trunk Easement), recorded September 1, 2021 as Entry No. 158213 in Book 382 at Page 194.

**PARCEL 1C:**

The non-exclusive easements appurtenant to Parcel 1 herein created and described in that certain Declaration of Development and Use Restrictions recorded September 1, 2021 as Entry No. 158216 in Book 382 at Page 239.