

E 166419 B 411 P 1266  
Date 26-Jul-2024 09:07AM  
Fee: \$40.00 ACH  
Filed By: JM  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: PEARSON BUTLER, LLC  
Recorded Electronically by Simplifile

Send Tax Notices To:  
Nicholas Kay Howland, Tr.  
Haleigh Howland, Tr.  
2172 Chapel Ridge Circle  
Centerville Utah 84014

### SPECIAL WARRANTY DEED

NICHOLAS K. HOWLAND, Grantor, hereby Conveys and Warrants against all persons claiming by, through or under Grantor, to NICHOLAS KAY HOWLAND and HALEIGH HOWLAND, and successors in trust, as Trustees of the NICHOLAS & HALEIGH HOWLAND FAMILY TRUST, under agreement dated July 25, 2024, Grantee, for TEN DOLLARS and other good and valuable consideration, the following described tract of land in Morgan County, State of Utah:

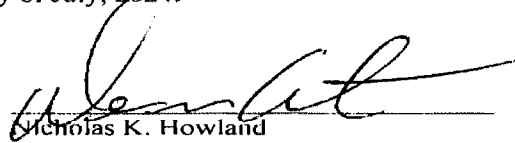
See legal description at Exhibit "A"

Parcel No. : 00-0090-3265

TOGETHER WITH any buildings, improvements, water rights, water shares, and all rights-of-way, easements, privileges and appurtenances.

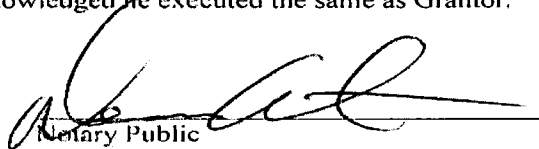
SUBJECT TO all easements, encumbrances, restrictions, reservations and rights of way of record or enforceable in law or in equity.

WITNESS, the hand of said Grantor this 25<sup>th</sup> day of July, 2024.

  
Nicholas K. Howland

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

On July 25, 2024, before me, Dennis M. Astill, a notary public, personally appeared NICHOLAS K. HOWLAND, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same as Grantor.

  
Notary Public

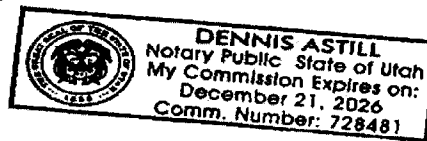


EXHIBIT A  
Legal Description

Unit 174, Building H, ROAM PHASE 1 TOWNHOMES, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

TAX ID NO.: 00-0090-3265; Serial No. 09-ROAMTWN1-0174 (for reference purposes only)