

WHEN RECORDED, MAIL TO  
AND MAIL TAX NOTICE TO:  
Doug Eilertson  
5980 S 1055 E  
South Ogden, UT 84405

E 166591 B 412 P 1086  
Date: 15-Aug-2024 04:19PM  
Fee: \$40.00 ACH  
Filed By: JM  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: US TITLE INSURANCE AGENCY  
Recorded Electronically by Simplifile

### SPECIAL WARRANTY DEED

File No: 074421  
APN: 00-0090-5047 / 03-CANVCOMW-0002

Northcom 113, LLC a Utah Limited Liability Company,

Grantor(s), of Morgan, Morgan County, State of Utah, hereby convey(s) and warrant(s) against all who claim by, through, or under the grantor to

Doug Eilertson,

Grantee(s), of South Ogden, Weber County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Morgan County, Utah, to wit:

All of Lot 2, CANYON VIEW COMMERCIAL WEST, Morgan County, Utah, according to the Official Plat thereof.

Situated in Morgan County, State of Utah

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 14<sup>th</sup> day of August, 2024.

Northcom 113, LLC a Utah Limited Liability Company

BY: [Signature]  
Northcom 113 Inc, Managing Member.  
Brett Broadhead President.

STATE OF Utah )

:ss )

COUNTY OF Cedar )

The foregoing instrument was acknowledged before me the 14<sup>th</sup> day of August 2024,  
by Northcom 113 Inc, Managing Member. Brett Broadhead President.

[Signature]  
Notary Public

