

Mail Recorded Deed & Tax Notice To:
Wander Partners, LLC, a Utah limited liability company
206 E Winchester Street
Murray, UT 84107



File No.: 148044-JVF

SPECIAL WARRANTY DEED

Clayton Properties Group II, Inc. d/b/a Oakwood Homes,

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

Wander Partners, LLC, a Utah limited liability company,

GRANTEE(S), of Murray, State of Utah

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

Lot 6007, HOLBROOK FARMS PLAT F, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 41-959-0007 (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 27th day of March, 2023.

Clayton Properties Group II, Inc. d/b/a Oakwood Homes

By: Audrey Jean Lam
Audrey Lam
Assistant Secretary

STATE OF ~~UTAH~~ Colorado

COUNTY OF ~~SALT LAKE~~ Denver

On 27th day of March, 2023, before me, personally appeared Audrey Lam, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Clayton Properties Group II, Inc. d/b/a Oakwood Homes.

[Signature]
Notary Public

ANGELINA VARGAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144003565
MY COMMISSION EXPIRES 01/28/2026