

Commitment Number: 230469727  
Seller's Loan Number: 2005165362

AFTER RECORDING RETURN TO:  
ZHONGHUA ZHAN  
2632 E Chalet Cir  
Sandy UT 84093

This document prepared by:  
Frank P. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 41-922-0012

176533-DJP

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 28<sup>th</sup> day of March, 2024, by and between **TRUE**  
**NORTH TRS 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose mailing address is  
PO BOX 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **ZHONGHUA ZHAN, A  
Married Man** whose tax mailing address is 2632 E Chalet Cir, Sandy UT 84093, hereinafter referred to  
as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Four Hundred Forty Five  
Thousand Dollars and Zero Cents (\$445,000.00), cash in hand paid, the receipt of which is hereby  
acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these  
presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real  
estate located in Utah County, State of Utah:

**LOT 2612, HOLBROOK FARMS PLAT B, PHASE 6, ACCORDING TO THE OFFICIAL PLAT  
THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.**

Property commonly known as: 3763 W Drexler Dr, Lehi, UT 84043

Prior instrument reference: ENT 65767:2023, Recorded: 10/05/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations  
of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights,  
privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining  
unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever  
in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee  
simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor  
hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will  
defend the same against the lawful claims of all persons claiming by, through or under Grantor, but  
against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 28 day of March, 2024.

**TRUE NORTH TRS 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

By: Chas S  
 Name: Cassandra Swinney  
 Title: Authorized Signor

STATE OF Arizona  
 COUNTY OF Maricopa

On this 28 day of March, 2024, before me, the undersigned Notary Public, personally appeared Cassandra Swinney as Authorized Signor on behalf of **TRUE NORTH TRS 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing date of March 28 2024 and acknowledged that he/she/they has executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.

Ashleigh Clark  
 Notary Public

Print Name: Ashleigh Clark

My commission expires \_\_\_\_\_

