

Order No: 95087  
When Recorded Mail To:  
John J. Ceden  
597 South 1425 West  
Layton, UT 84041

E 2429408 B 4725 P 1749-1750  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
3/4/2009 3:20:00 PM  
FEE \$12.00 Pgs: 2  
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE & ESCROW

**SPECIAL WARRANTY DEED**

**Castle Creek Homes, LLC**, grantor,  
hereby CONVEY(S) AND WARRANT(S) against all claiming by, through or under to  
**John J. Ceden and Wendy Reynolds Husband and Wife as Joint Tenants**, grantee,  
of 597 South 1425 West, Layton, Utah 84041  
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in **Davis**  
County, **Utah**:

11-631-0140

**SEE ATTACHED EXHIBIT "A"**

Grantor conveys and forever terminates its interest to the real property described above with the following  
warranties:

1. Grantor is a duly licensed contractor in the State of Utah
2. Grantor and Grantee have entered into a written contract for the construction of a single family dwelling on  
subject property.
3. Grantee has paid the total amount due under said contract.
4. Grantee is purchasing the dwelling for the express purpose of occupying the same as their primary dwelling.
5. Grantor has paid, or will pay from the final proceeds of the contract, all subcontractors, material men or  
suppliers.

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, **27th day of February, 2009**

Signed in the presence of:

Castle Creek Homes, LLC

By: \_\_\_\_\_

Mike Schultz, Manager/Member

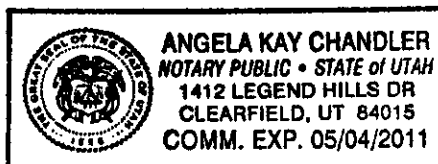
By: \_\_\_\_\_

State of **Utah**

County of **Davis**

On the **27th day of February, 2009**, personally appeared before me **Mike Schultz**, who is the President of Mike Schultz Inc., who is the Manager(s)/Member(s), known to me to be a member(s)/manager(s) or designated agent(s) of Castle Creek Homes, LLC the limited liability company that executed the instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath state that he or she (they) is(are) authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company.

Notary Public: \_\_\_\_\_



**EXHIBIT "A"**

**LOT 140, PHEASANT PLACE SUBDIVISION PHASE 1, LAYTON CITY, DAVIS COUNTY, UTAH,  
ACCORDING TO THE OFFICIAL PLAT THEREOF.**

Serial Number: 11-631-0140