

WHEN RECORDED MAIL TO:

Christopher Ross  
1373 S Thoroughbred Cir  
Kaysville, UT 84037  
U.S. Title-File #DV65102SG

**SPECIAL WARRANTY DEED**

**Woodside Sunset Farms, LLC, a Utah limited liability company, Grantor**

of North Salt Lake, County of Davis, State of Utah,

hereby CONVEYS and SPECIALLY WARRANTS against all claiming under or through  
Grantor, to

**Christopher Ross and Crystal Ross, husband and wife as joint tenants, Grantee**

of Kaysville City, County of Davis, State of Utah, for the sum of

Ten Dollars and other good and valuable considerations-----

the following described tract of land in Davis County, State of Utah, together with all rights and  
privileges appurtenant thereto, to-wit (the "Property"):

All of Lot 1410, Kaysville Sunset Equestrian Estates Plat 14B, Kaysville City, Davis County,  
Utah, according to the official plat thereof.

Parcel I.D. # 08-537-1410

Subject to: (1) all Easements, Covenants, Restrictions, Rights, Rights of Way, Encumbrances,  
Obligations and Reservations appearing of record, including that certain Master Declaration of  
Covenants, Conditions, Restrictions and Reservations of Easements recorded on November 22,  
2005 in the official records of the Davis County Recorder as Entry No. 2124476, in Book 3917,  
at Page 1135, and any and all amendments, supplements or modifications thereto, (2) all general  
and special taxes and assessments for the year 2015 and each year thereafter, and (3) all  
conditions and matters that an accurate ALTA survey or a physical inspection of the Property  
would reveal.

AND the Grantor hereby binds itself to warrant and defend the title as against the acts of Grantor and no other, subject to the matters above set forth.

WITNESS the hand of said grantors, this 1 day of May, 2014.

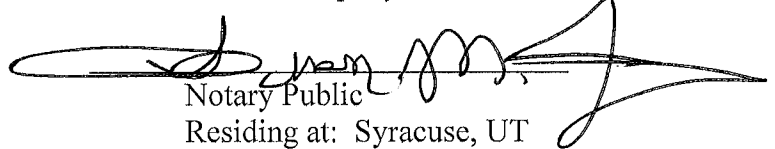
Woodside Sunset Farms, LLC, a Utah  
Limited Liability Company



By: Cher Miller, Authorized Agent

State of Utah            )  
                                  )ss.  
County of Davis        )

On the 1 day of May, 2014, personally appeared before me Cher Miller, who being by me duly sworn did say, that she, the said Cher Miller is the Authorized Agent of Woodside Sunset Farms, LLC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Company executed the same.

  
Notary Public  
Residing at: Syracuse, UT

Commission Expires: 10/02/2017

