

File No.: 142046  
When Recorded Mail To:  
Thomas P. Sengsone  
1113 West 2050 South  
Syracuse, UT 84075

12-745-0050

**SPECIAL WARRANTY DEED**

**Castle Creek Homes, LLC**, grantor,

hereby CONVEY(S) AND WARRANT(S) against all claiming by, through or under to

**Thomas P. Sengsone and Supaporn Suriyo**, as joint tenants/grantee,

of 3330 Midland Dr. Apt G305, West Haven, UT 84401  
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land  
in **Davis** County, **Utah**:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO**

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, **August 24, 2015**

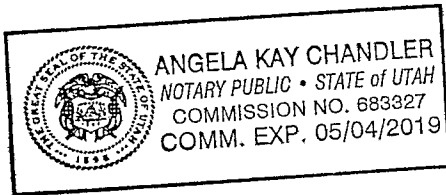
Signed in the presence of:

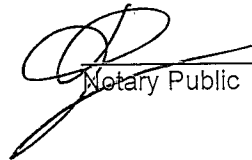
**CASTLE CREEK HOMES, LLC**

  
**Mike Schultz**  
**Managing Member**

State of **Utah**  
County of **Davis**

On the **24th day of August, 2015**, personally appeared before me, **Mike Schultz**, Manager(s)/Member (s), known to me to be a member(s)/manager(s) or designated agent(s) of 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

2888950  
BK 6337 PG 273

EXHIBIT "A"

ALL OF UNIT 50, STOKER GARDENS, P.R.D., SYRACUSE CITY, DAVIS COUNTY, UTAH,  
ACCORDING TO THE OFFICIAL PLAT THEREOF.

Serial Number: 12-765-0050