

File No.: 148154  
When Recorded Mail To:  
David M. Carr  
912 North 1250 East  
Layton, UT 84040

*002*  
*11-784-0114*

**SPECIAL WARRANTY DEED**

Castle Creek Homes, LLC, grantor,

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

**David M. Carr and Teresa Powell Carr**, Husband and Wife as joint tenants/grantee,

of 912 North 1250 East, Layton, UT 84040

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.

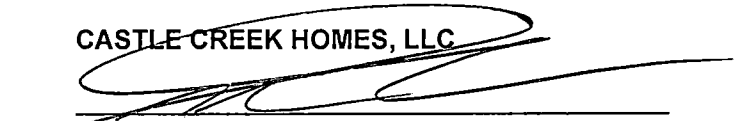
Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, **February 24, 2017**

Signed in the presence of:

\_\_\_\_\_


**CASTLE CREEK HOMES, LLC**

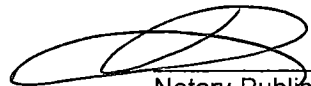


**Mike Schultz**  
Manager/Member

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

On the **24th day of February, 2017**, 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

	ANGELA KAY CHANDLER
	NOTARY PUBLIC • STATE of UTAH
	COMMISSION NO. 683327
	COMM. EXP. 05/04/2019

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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ALL OF LOT 14, ADAMS FARMS SUBDIVISION, LAYTON CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF. CONT. 0.39000 ACRES ALSO, THAT PPTY THAT LIES WEST OF BOUNDARY LINE DESC IN BOUNDARY LINE AGREEMENT RECORDED 05/06/2016 AS E# 2937240 BK 6511 PG 1200 DESC AS FOLLOWS: A PART OF THE NW 1/4 OF SEC 22-T4N-R1W, SLB&M; COM AT THE N 1/4 COR OF SD SEC; TH 669.61 FT S 89°30'40" W ALG THE SEC LINE; & 392.68 FT S 00° 29'20" E TO THE POB (BEING THE INTERSECTION OF AN EXIST FENCE LINE MONUMENTING THE HISTORIC N LINE OF AN EXIST DITCH SINCE PIPED & REMOVED & THE N LINE OF LOT 14, ADAMS FARMS SUB); TH TWO (2) COURSES ALG SD FENCE LINE AS FOLLOWS: (1) S 55°22'12" E 38.64 FT; & (2) S 53°58'10" E 46.92 FT TO THE W LINE THE NANCY J SCHULTZ PPTY; TH S 8.41 FT ALG SD W LINE TO THE NE'LY LINE OF LOT 14, BEING THE PT OF ENDING.