

E 3011040 B 6732 P 741-742  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
3/29/2017 1:53:00 PM  
FEE \$14.00 Pgs: 2  
DEP eCASH REC'D FOR MOUNTAIN VIEW TITLE & ESCROW

File No.: 149439  
When Recorded Mail To:  
William Eccleston  
3208 West 650 North  
West Point, UT 84015

14-517-0058

### SPECIAL WARRANTY DEED

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

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

**William Eccleston**, married man grantee,

of 3335 West 322 North, West Point, UT 84015

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, **March 28, 2017**

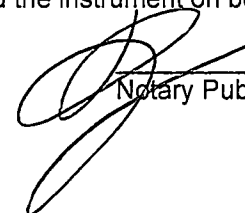
Signed in the presence of:

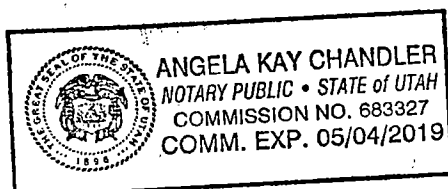
**CASTLE CREEK HOMES, LLC**

  
**Mike Schultz**  
Managing Member

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

On the **28th day of March, 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 company.

  
Notary Public



**EXHIBIT "A"**

ALL OF LOT 52, WISE COUNTRY MEADOWS-PHASE 3, WEST POINT CITY, DAVIS COUNTY, UTAH,  
ACCORDING TO THE OFFICIAL PLAT THEREOF.

Serial Number: 14-517-0052