

ENT 30434:2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Apr 28 01:29 PM FEE 40.00 BY LM  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
Clayton R. Romberg and Kristine Romberg  
2332 North Wild Yarrow Drive  
Saratoga Springs, UT 84045



File No.: 173607-LKF

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## SPECIAL WARRANTY DEED

**Toll Southwest LLC, a Delaware limited liability company,**

**GRANTOR(S)**, of Scottsdale, State of Arizona, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Clayton R. Romberg and Kristine Romberg, joint tenants,**

**GRANTEE(S)**, of Saratoga Springs, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

Lot 2048, WILDFLOWER VILLAGE 4 PLAT K-1a, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.: 69-035-2048** (for reference purposes only)

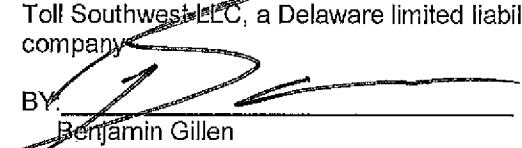
**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 25 day of April, 2025.

Toll Southwest LLC, a Delaware limited liability company

BY:

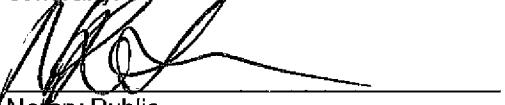
  
Benjamin Gillen

Vice President, Utah Division

STATE OF UTAH

COUNTY OF UTAH

On this 25 day of April, 2025, before me, personally appeared Benjamin Gillen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Toll Southwest LLC, a Delaware limited liability company.

  
Notary Public

