



W3057786

E# 3057786 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
29-May-20 0915 AM FEE \$40.00 DEP PCV
REC FOR: STEWART TITLE INSURANCE AGENCY OF
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO:

Sarah Barker and Ryan S. Barker
4516 West 3950 South, Unit 3
West Haven, UT 84401

SPECIAL WARRANTY DEED

Nilson and Company, Inc., DBA Nilson Homes, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Sarah Barker and Ryan S. Barker, Wife and Husband **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Weber County, State of Utah described as follows:

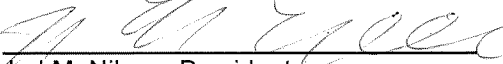
Unit 3, Building A, contained within The Courtyard at Green Farm, A Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Weber County, Utah. Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax ID No. 08-627-0003

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

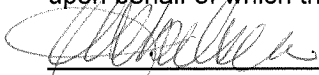
WITNESS, the hand of said grantor this 26th day of May, 2020.

Nilson and Company, Inc., DBA Nilson Homes

By: 
Jed M. Nilson- President

State of Utah
County of Weber

On this 26th day of May, 2020, personally appeared before me, the undersigned Notary Public, Jed M. Nilson the President of Nilson and Company, Inc., DBA Nilson Homes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public

My commission expires: 11/01/20

