

Mail Tax Notice to:
1423 3rd Street
Ogden, UT 84404



W3104982

SPECIAL WARRANTY DEED
181782

E# 3104982 PG 1 OF 1
Leann H. Kilts, WEBER COUNTY RECORDER
25-Nov-20 0426 PM FEE \$40.00 DEP DAC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

THIS DEED, is made and entered into this 19 day of November, 2020, by and between, Westside Investments, L.C., a Utah Limited Liability Company, ("Grantor"), in favor of:

Matthew Fred Stringham and Jessica Stringham, husband and wife, as joint tenants,
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds unto Grantee that certain real estate lying and being situated in Weber County, State of Utah, more particularly described as follows ("Premises"):

ALL OF LOT 24, NORTH OGDEN COVE 2ND AMENDMENT, NORTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.
Parcel Number: 16-304-0024

TO HAVE AND TO HOLD, the Premises, together with all rights, privileges, tenements, appurtenances, fixtures, improvements in, on, or under the Premises subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and not any other.

Subject to easements, restrictions and rights of way of record by deed or by prescription. Reserving unto Westside Investments, L.C., a Utah Limited Liability Company any and all water rights appurtenant to the subject property, including but not limited to decreed water rights, wells and springs located on the subject property, surface or sub surface water rights, leased or contractual water rights, excepting only to the rights of the Grantee in and to any and water used by the Grantee for culinary and irrigation purposes which are supplied by and delivered by a governmental authority or secondary water company.

IN WITNESS WHEREOF, Grantor sets its hand and seal on the day and date first above-written.

Westside Investments, L.C., a
Utah Limited Liability Company

by: Randy Marriott 11/19/2020
Randy Marriott—Manager Date

State of Utah
County of Weber

On this the 19 day of November, 2020, personally appeared before me, Randy Marriott as Manager of Westside Investments, L.C., a Utah Limited Liability Company, who duly acknowledged to me that he executed this deed in the capacity stated and did so under rights, powers and authorities granted in the operating agreement of said limited liability company.

[Signature]
Notary Public

