



W3107175

Mail Tax notice to:
Grantee
3517 North Elkridge Trail
Eden, UT 84310
MNT File No.: 80077
Tax ID No.: 20-174-0016

COURTESY RECORDING
This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

E# 3107175 PG 1 OF 1
Leann H. Kilts, WEBER COUNTY RECORDER
04-Dec-20 0225 PM FEE \$40.00 DEP DAC
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Brandi Hammon

GRANTOR of Eden, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under her only to:

Huntsville 14, LLC, a Utah Limited Liability Company

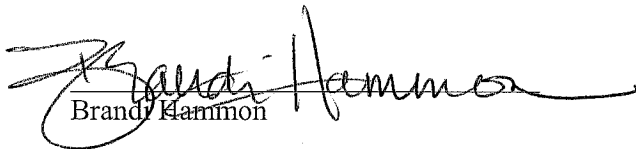
GRANTEE of 3517 North Elkridge Trail, Eden, UT 84310 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Weber County, State of Utah:

Pad 25, EDGEWATER BEACH RESORT PHASE 2 - AMENDMENT #1, a Planned Residential Unit Development (P.R.U.D.), according to the official plat thereof on file and of record in the office of the Weber County Recorder.

Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 4th day of December, 2020.


Brandi Hammon

State of Utah, County of Weber)ss:

On this date, December 4, 2020 personally appeared before me Brandi Hammon, the signer(s) of the within instrument, who duly acknowledged to me that she executed the same.


Notary Public

