



\*W3149448\*

Security Title Insurance Agency of Utah, Inc. 111394-RC

MAIL TAX NOTICE TO:  
Janice Williams  
564 East 750 North  
Ogden, Utah 84404

E# 3149448 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
30-Apr-21 0356 PM FEE \$40.00 DEP PC  
REC FOR: SECURITY TITLE INSURANCE AGENCY -  
ELECTRONICALLY RECORDED

## SPECIAL WARRANTY DEED

(CORPORATE FORM)

**Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company**, a corporation organized and existing under the laws of the State of Delaware, grantor, with its principal office at **2015 Manhattan Beach Boulevard, Suite 100, Redondo Beach, CA 90278**, County of **Los Angeles**, State of California, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to **Janice Williams, as sole owner**

, grantee of  
**Ogden, UT**, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00) the following described tract of land in County, State of Utah:

**Lot 31, Esquire Subdivision No. 2, according to the official plat thereof on file and of record in the Weber County Recorder's Office, State of Utah. (Tax Parcel No. 11-189-0013)**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2021** and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 6 day of April, 2021.

Attest:

**Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company**

By: **Wedgewood, LLC., a Delaware Limited Liability Company, its Manager**

By: Gregory L. Greiser  
Title: Manager

# CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

On April 6, 2021 before me, J.G. Nunez, a Notary Public  
(here insert name and title of the officer)

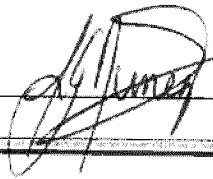
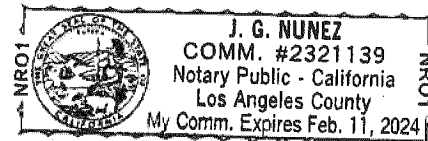
personally appeared Gregory L Geiser

who 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 to 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of

containing pages, and dated

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other:

representing:

Name(s) of Person(s) or Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:  
Page # Entry #

Notary contact:

#### Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐