

File No. 032471
When recorded return to:
Lincoln Title Insurance Agency
2225 Washington Boulevard, Suite 110
Ogden, UT 84401

Mail tax notice to:
1150 South Neville St
Layton, UT 84041

SPECIAL WARRANTY DEED

OVATION HOMES, LLC, A UTAH LIMITED LIABILITY COMPANY, "Grantor",

hereby CONVEYS and WARRANTS against all claiming by, through, or under it to:

Kent N. Richards and Stacey L. Richards, husband and wife

"Grantees",

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Davis County, State of Utah:

UNIT 135, THE COTTAGES AT KAYS CREEK P.R.U.D. PHASE 1 1ST AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF.

11-831-0135

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record or enforceable in law or equity.

WITNESS, the hand of said grantor, this 11 day of Dec, 2019.

Ovation Homes, LLC

By:



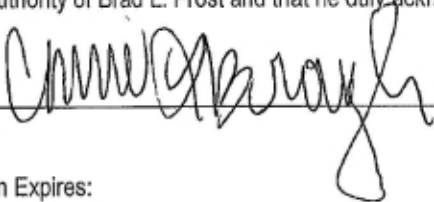
Brad L. Frost, Managing Member

STATE OF UTAH)

)ss.

COUNTY OF DAVIS)

On the 11 day of Dec, 2019, personally appeared before me, Brad L. Frost, who did say that he is a Managing Member of Ovation Homes, LLC, that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of Brad L. Frost and that he duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public 

My Commission Expires:
Residing at:

