3218501 BK 7429 PG 820

File No. 031335 When recorded return to: Lincoln Title Insurance Agency 2225 Washington Boulevard, Suite 110 Ogden, UT 84401

Mail tax notice to: 6522 S Aspen Ln South Weber, UT 84405 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 1/15/2020 12:10:00 PM FEE \$40.00 Pgs: 1 DEP eCASH REC'D FOR LINCOLN TITLE INSURA

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## SPECIAL WARRANTY DEED

Ovation Homes, LLC dba Aspire Homes, a Utah limited liability company, "Grantor",

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

William Frost, unmarried man, "Grantee",

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 40, FREEDOM LANDING TOWNHOMES, PHASE 2, SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

13-339-0040

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 Ovation Homes, LLC, DBA Aspire Homes

Brad L. Frost, Managing Member

STATE OF UTAH

)ss.

By:

COUNTY OF

2020, personally appeared before me, Brad L. Frost, who did say that he is On the \ day of a Managing Member of Ovation Homes, LLC dba Aspire Homes, 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:

