



\*W3271102\*

Mail Recorded Deed & Tax Notice To:  
Vachery Ranch, LLC  
268 Main Street  
Park City, Utah 84060

E# 3271102 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
25-Jan-23 0328 PM FEE \$40.00 DEP SLV  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 165293-BHP

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## SPECIAL WARRANTY DEED

**Sanctuary Utah, LLC, a Utah limited liability company**

**GRANTOR(S)** of Park City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Vachery Ranch, LLC, a Utah limited liability company**

**GRANTEE(S)** of Park City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 21-126-0002 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 25 day of January, 2023.

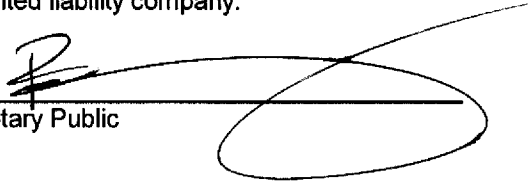
Sanctuary Utah, LLC, a Utah limited liability company

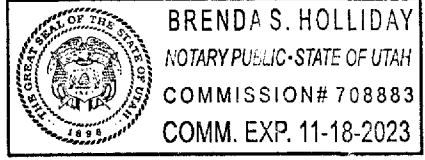
BY:   
Timothy P. Charlwood, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this JANUARY 25, 2023, before me, personally appeared Timothy<sup>P.</sup> Charlwood, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Sanctuary Utah, LLC, a Utah limited liability company.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

An undivided six-twelfth (6/12) fee simple ownership interest as tenant in common in Lot 2, THE SANCTUARY SUBDIVISION, according to the Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Sanctuary Utah, recorded on January 9, 2019 as Document No. 2960426 (as said Declaration may have heretofore been amended or supplemented) and the plat recorded on July 16, 2013 as Entry No. 2645602, in the office of the County Clerk of Weber County, Utah, together with the exclusive right to possess and occupy the residence during the calendar month of **January, February, April, May, June and July** each and every calendar year.

**PARCEL 1A:**

A perpetual easement for ingress, egress and utilities over and across the existing 50' private road as more particularly described and conveyed in that certain Right of Way and Easement recorded January 14, 1998 as Entry No. 1515370 in Book 1901 at Page 2685, and in that certain Easement Agreement and Declaration of Covenants recorded September 23, 2004 as Entry No. 2058175 of official records.