



W3320792

When recorded, please return to:
Casey S. Keller
1937 East Maple Hollow Way
Bountiful, Utah 84010

E# 3320792 PG 1 OF 2
LEANN H KILTS, WEBER CTY. RECORDER
05-APR-24 448 PM FEE \$40.00 SED
REC FOR: CASEY KELLER

SPECIAL WARRANTY DEED

Madison Towns On 40th, LLC, a Utah limited liability company, Grantor, does hereby CONVEY and WARRANT against all persons claiming by, through or under Grantor, but not otherwise, to the following Grantees:

Keller Family Holdings, LLC, a Utah limited liability company, whose address is 1937 East Maple Hollow Way, Bountiful, Utah 84010, as to an undivided 32.37% interest, and

Worth Holdings III, LLC, a Utah limited liability company, whose address is 2637 North Washington Blvd. #318, North Ogden, Utah 84414, as to an undivided 28.53% interest,

of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Weber County, Utah:

Parcel 1:

All of Lot 1, MADISON TOWNS ON 40TH, South Ogden City, WEBER County, Utah.

APN: 06-345-0001

BT

Parcel 2:

That portion of Lot 2, MADISON TOWNS ON 40TH, South Ogden City, WEBER County, Utah, lying within the South Ogden City Center Community Reinvestment Project area. (E# 3111295)

APN: 06-345-0002

Parcel 3:

All of Lot 2, MADISON TOWNS ON 40TH, South Ogden City, WEBER County, Utah. LESS & EXCEPTING: That portion lying within the South Ogden City Center Community Reinvestment Project area. (E# 3111295)

APN: 06-345-0003

Parcel 4:

All of the Road Dedication Area, MADISON TOWNS ON 40TH, South Ogden City, WEBER County, Utah.

APN: 06-345-0004

With Grantor retaining an undivided 39.10% interest in and to the Property.

