

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.

TOGETHER WITH all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof.

SUBJECT TO all encumbrances, covenants, conditions, easements, rights of way, reservations and restrictions of record, visible by inspection, or enforceable in law and equity.

WITNESS the hand of Grantor this 5th day of April, 2024.

Madison Towns On 40th, L a Utah limited liability com		
By its Manager: Seaver Management, LLC a Utah limited liability com	pany	
By: Casey S. Keller Manager	1	
STATE OF UTAH) SS.	

On this <u>5</u> day of April, 2024, before me, a notary public, personally appeared Casey S. Keller, who proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same in his capacity as Manager of Seaver Management, LLC, in its capacity as Manager of Madison Towns On 40th, LLC.

NOTARY PUBLIC ROBERT KNUDSON 734674
MY COMMISSION EXPIRES DECEMBER 15, 2027
STATE OF UTAH

COUNTY OF LANS

Notary Public