

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Huntsville POH, LLC
1287 E. 1200 S.
Springville, UT 84663

MAIL TAX NOTICE TO:
Huntsville POH, LLC
1287 E. 1200 S.
Springville, UT 84663



W3329728

E# 3329728 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
18-Jun-24 0412 PM FEE \$40.00 DEP LC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

170176-CAP

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of June 18, 2024, by International Installations, LLC, a Utah limited liability company ("Grantor") to Huntsville POH, LLC, a Utah limited liability company ("Grantee").

WHEREAS, Grantor holds legal title to certain property (the "Property") in Wasatch County, State of Utah, more particularly described as:

ALL OF LOT 23, THE SUMMIT AT SKI LAKE NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

(TAX ID. NO.: 20-072-0007)

Subject to easements, restrictions, rights of way of record, and to general property taxes for 2024 and thereafter; and

WHEREAS, Grantor desires to convey to Grantee in fee simple all of its right, title and interest in and to the Property.

NOW THEREFORE in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does hereby grant, bargain, sell and convey unto the Grantees in fee simple the Property.

TOGETHER WITH all and singular the ways, easements, rights, privileges and appurtenances thereto or in any way appertaining, all improvements thereon and all the estate, right, title, interest and claim, either at law or in equity, of the Grantor in the said Property;

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantees and Grantees' successors and assigns, forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantees and Grantees' successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise subject to the matters set forth on Exhibit A attached hereto and incorporated herein by this reference and subject to those covenants, conditions and restrictions set forth below, which covenants, conditions and restrictions Grantee makes, agrees to and accepts by accepting this special

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

EXHIBIT A**PERMITTED TITLE EXCEPTIONS**

1. The herein described Land is located within the boundaries of Weber County School District, Weber Area Dispatch 911 and Emergency Services District, Ogden Valley Park Service Area, Weber Fire District, Weber County Mosquito Abatement District, Weber Basin Water Conservancy District, Weber Fire District Bond, and is subject to any and all charges and assessments levied thereunder.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
4. Easements, notes and restrictions as shown on the recorded plat for The Summit at Ski Lake No. 4 recorded June 29, 2000 as Entry No. 1713550 in Book 52 at Page 47.
5. Articles of Incorporation of The Summit at Ski Lake Gated Community Association recorded April 14, 2000 as Entry No. 1700390 in Book 2067 at Page 1221.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Summit at Ski Lake Gated Community recorded April 14, 2000 as Entry No. 1700392 in Book 2067 at Page 1258, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Summit at Ski Lake Gated Community recorded April 14, 2000 as Entry No. 1700393 in Book 2067 at Page 1291, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Bylaws of The Summit at Ski Lake Gated Community Association recorded April 14, 2000 as Entry No. 1700394 in Book 2067 at Page 1324.

Supplemental Declaration of The Summit at Ski Lake Gated Community recorded June 29, 2000 as Entry No. 1713551 in Book 2079 at Page 1203.

Supplement to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Summit at Ski Lake Gated Community recorded December 17, 2013 as Entry No. 2668594.

Amendment to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Summit at Ski Lake Gated Community recorded May 6, 2014 as Entry No. 2685345.

Supplement to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Summit at Ski Lake Gated Community recorded September 30, 2014 as Entry No. 2704834.

8. Weber County Subdivision Improvement Agreement recorded June 29, 2000 as Entry No. 1713552 in Book 2079 at Page 1206.