



W3352979

WHEN RECORDED, MAIL TO
AND MAIL TAX NOTICE TO:
S & G Real Estate
4076 S. 4775 W.
West Haven, UT 84401

E# 3352979 PG 1 OF 3
LEANN H KILTS, WEBER CTY. RECORDER
02-JAN-25 1145 AM FEE \$40.00 LC
REC FOR: CSW PROPERTIES LLC

SPECIAL WARRANTY DEED

APN: 08-401-0021 PCV

CSW Properties, LLC

Grantor(s), of Ogden, Weber County, State of Utah, hereby convey(s) and warrant(s) against all who claim by, though, or under the grantor to

S & G Real Estate, LLC

Grantee(s), of Ogden, Weber County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Weber County, Utah, to wit:

See attached Exhibit "A"

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 2nd day of January, 2025.



Carla M. Williams, Manager

EXHIBIT "A"

All of Unit U, Parcel No 3, contained within COLONIAL GARDENS TOWNHOUSES, a Planned Unit Development, as the same is identified in the amended record of survey map recorded in Weber County, Utah, as Entry No 1901416, in Book 57, at page 30, of the Official Records of the County Recorder of Weber County, Utah, (as said record of survey map may have heretofore been amended or supplemented) and in the amended and restated Declaration of Covenants, Conditions, and Restrictions of COLONIAL GARDENS TOWNHOUSES, recorded in Weber County, Utah, as Entry No 1901417, in Book 2303, at Page 1565 of the Official Records of the County Recorder of Weber County, Utah (as said Declaration may have heretofore been supplemented) together with: the Limited Common Area Appurtenant thereto.
