



\*W3389113\*

Mail Recorded Deed & Tax Notice To:  
Heritage Land Holdings, LLC  
470 North 2450 West  
Tremonton, UT 84337

E# 3389113 PG 1 OF 3  
B. Rahimzadegan, WEBER COUNTY RECORDER  
15-Oct-25 1244 PM FEE \$86.00 DEP DAC  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,  
ELECTRONICALLY RECORDED



File No.: 177352-DMP

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## SPECIAL WARRANTY DEED

Midtown Village Townhome HOA, Inc., a Utah nonprofit corporation,

**GRANTOR(S)**, of Tremonton, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Heritage Land Holdings, LLC**,

**GRANTEE(S)**, of Tremonton, 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.: 02-088-0020 through 02-088-0053** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 1 day of October, 2025.

Midtown Village Townhome HOA, Inc., a Utah  
nonprofit corporation

BY:   
Aaron Robertson  
Director

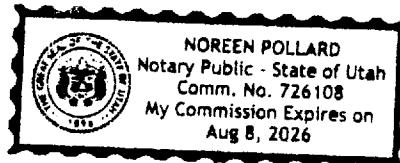
STATE OF UTAH

COUNTY OF Weber

On this 9<sup>th</sup> day of October, 2025, before me, personally appeared Aaron Robertson 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 Midtown Village Townhome HOA, Inc., a Utah nonprofit corporation.

Noreen Pollard

Notary Public



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

Lots 120 through 153, inclusive, MIDTOWN VILLAGE 1ST AMENDMENT, according to the official plat thereof as recorded in the office of the Weber County Recorder on March 17, 2025 as Entry No. 3361436 in Book 99 at Page 15.