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BK 8027 PG 962

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/9/2022 3:42:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:
First American Title Insurance Company
1260 E Stringham Ave, Ste 150
Salt Lake City, UT 84106
(801)466-1600

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Hardy 1198 Strategic LLC
1706 South 500 West #250
Bountiful, UT 84010

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **392-6221038 (MM)**
A.P.N.: **01-203-0113**

James L. & Carmen S. Hardy Family Limited Partnership,

Grantor, of **Heber City , Wasatch** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Hardy 1198 Strategic, LLC, A Utah Limited Liability Company

Grantee, of **Heber City , Wasatch** County, State of **Utah** , for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

LOT 113R, EAGLEWOOD COVE SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this June 9, 2022 .

James L. & Carmen S. Hardy Family Limited Partnership,

By: J. L. Hardy Management, Inc.,

By: [Signature]
Name: James L. Hardy
Title: President

[Signature]
James L. Hardy, Individually

STATE OF Utah)
County of Wasatch)ss.

On 6-9-2022, before me, the undersigned Notary Public, personally appeared James L. Hardy, President of J. L. Hardy Management, Inc., and Individually, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

11-04-2024

[Signature]
Notary Public

