

3483551  
BK 8034 PG 395

Security Title Insurance Agency of Utah, Inc. 112634-RC

E 3483551 B 8034 P 395-397  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
6/21/2022 9:58:00 AM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR SECURITY TITLE INS AG

MAIL TAX NOTICE TO:  
Jeffrey Alan Penrod

880 N. Little Valley Rd.  
SLC, Utah 84103

**SPECIAL WARRANTY DEED**  
(CORPORATE FORM)

**Breckenridge Property Fund 2016 LLC, a Delaware Limited Liability Company**, a corporation organized and existing under the laws of the State of Delaware, grantor, with its principal office at **2015 Manhattan Beach Boulevard, Suite 100, Redondo Beach, CA 90278**, County of Los Angeles, State of California, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to **Jeffrey Alan Penrod and Debra Lynn Penrod, husband and wife as joint tenants**

, grantee of **North Salt Lake, UT**, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)** the following described tract of land in **County, State of Utah**:

**ALL OF LOT 65, ORCHARD HILLS, PLAT "D", A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF NORTH SALT LAKE, ACCORDING TO THE OFFICIAL PLAT THEREOF. (Tax Parcel No. 01-113-0065)**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2022** and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this **15** day of **June**, 2022.

Attest:

**Breckenridge Property Fund 2016 LLC, a Delaware Limited Liability Company**

By: Wedgewood, LLC., a Delaware Limited Liability Company, its Manager

By: Wade Brandenberger  
Title: Authorized Signer/Manager

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) SS.

On the \_\_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_ personally, appeared before me

who being by me duly sworn did say, each for himself/herself, that he/she, said

is the president, and he/she,  
said

is the secretary of

and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution  
of

its board of directors and said  
each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said  
corporation

NOTARY PUBLIC

Commission Expires: \_\_\_\_\_

Residing at: \_\_\_\_\_

*"See Attached"*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

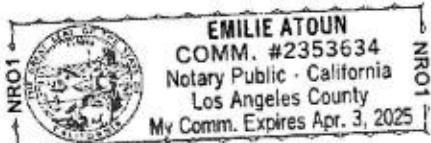
State of California )

County of Los Angeles )

Subscribed and sworn to (or affirmed) before me on this 15th day  
of June 2022, by \_\_\_\_\_

Wade Brandenberger

proved to me on the basis of satisfactory evidence to be the person(s)  
who appeared before me.



(Seal)

Signature

*Emilie Aoun*

### Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

This certificate is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:  
 for me identification    credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

Affiant(s) Thumbprint(s)  Describe: \_\_\_\_\_