

E 3527504 B 8248 P 749-751
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/04/2023 04:38:57 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:

Trevor Lee and Kaitlin Lee
1321 Daffodil Court
Layton, UT 84040

166921-LMP

Tax Parcel/Serial No.094380417

SPECIAL WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company, Grantor, of South Jordan, UT, hereby conveys and warrants against all persons and entities claiming by, through, or under it to Trevor A. Lee and Kaitlin Lee, joint tenants, Grantee, the following described real property which is located in Layton, Utah and is more particularly described as follows:

See Exhibit "A", attached hereto, which is incorporated herein (the "Property"),

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property; and

SUBJECT ONLY TO: Non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

[SIGNATURE PAGE FOLLOWS]

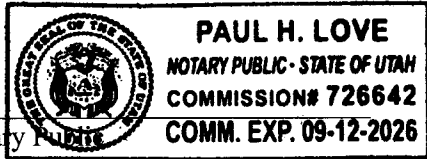
Dated as of the 4th day of May, 2023.

CENTURY LAND HOLDINGS OF UTAH,
LLC, a Utah limited liability company

By: [Signature]
Name: CHASE TURNER
Title: AUTHORIZED SIGNER

State of Utah)
 :SS
County of Salt Lake

The foregoing instrument was acknowledged before me this 4 day of May, 2023, by Chase Turner, Authorized Signer of CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company.



Notary Public

Residing at: Salt Lake City
Paul H Love

My commission expires:
9-12-2026

Exhibit A

Legal Description

**ALL OF LOT 417R, VISTAS AT EASTGATE SUBDIVISION PHASE 4 CONTAINING
APPROXIMATELY 0.36 ACRES.**