

Recording Requested by:  
First American Title Insurance Company  
1795 E Legend Hills Drive, Ste 100  
Clearfield, UT 84015  
(801)825-1313

Mall Tax Notices to and  
AFTER RECORDING RETURN TO:  
Capital Homes, LLC  
550 South 1625 West  
Layton, UT 84041

E 3621343 B 8770 P 131-133  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
06/13/2025 10:47:50 AM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: FIRST AMERICAN TITLE -  
LEGEND HILLS

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

## SPECIAL WARRANTY DEED

(CORPORATE FORM)

Escrow No. **14253-6359317 (iv)**  
A.P.N.: **15-131-0030**

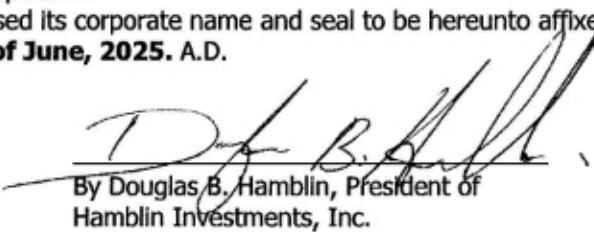
**Hamblin Investments, Inc. and Capital Homes, LLC and Talent's Mite, LLC** a corporation  
organized and existing under the laws of the State of Utah with its principal office at **2335 E 2400 N,**  
**Layton, UT 84040** of **Davis** County, State of **UT**, grantor(s) hereby CONVEY(S) AND WARRANT(S)  
against all claiming by, through or under it to

of **Capital Homes, LLC**, Grantee of **Layton, UT**, for the sum of DOLLARS, the following described tract  
of land in **Davis** County, State of **UT**:

**Lot 30, HAMBLIN ESTATES SUBDIVISION PHASE 2, according to the official plat thereof on  
file and of record in the Davis County Recorder's Office.**

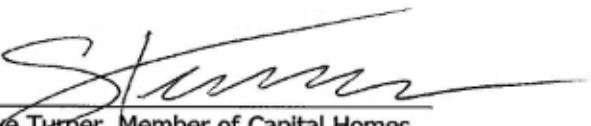
The officers who sign this deed hereby certify that this deed and the transfer represented thereby  
was duly authorized under resolution duly adopted by the board of directors of the grantor at a  
lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its  
duly authorized officers this **Eleventh day of June, 2025.** A.D.

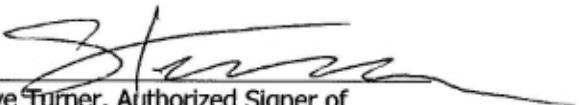


By Douglas B. Hamblin, President of  
Hamblin Investments, Inc.

3621343  
BK 8770 PG 132



Steve Turner, Member of Capital Homes,  
LLC



Steve Turner, Authorized Signer of  
Talent's Mite, LLC

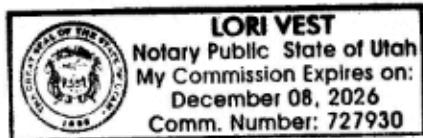
STATE OF Utah)  
County of Davis)ss.

On June 12, 2025, before me, the undersigned Notary Public, personally appeared **Hamblin Investments, Inc. and Capital Homes, LLC and Talent's Mite, LLC**, 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: 12/8/26

Notary Public



STATE OF Utah)  
County of Davis)ss.

On June 12, 2025, before me, the undersigned Notary Public, personally appeared **Steve Turner, Member of Capital Homes, LLC and Steve Turner, Authorized Signer of Talent's Mite, LLC**, 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: 12/8/26

Notary Public

