

MAIL TAX NOTICE TO
When recorded, please mail to:
25 Tejas, LLC
C/O John Peterson
1230 S Eagle Nest Drive
Woodland Hills, UT 84653
25-723-ND

ENT 44711:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 17 11:39 AM FEE 40.00 BY AC
RECORDED FOR Key Land Title
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

25 Tejas, LLC, of Woodland Hills, Utah County, Utah, **GRANTOR(S)**,

Hereby CONVEY(S) and WARRANT(S) to

25 Tejas, LLC, of Woodland Hills, Utah County, Utah, **GRANTEE(S)**,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

Lot 1, Plat "I" Thousand Oaks at Woodland Hills Subdivision, Woodland Hills, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2025 and thereafter.

PLEASE ASSIGN NEW TAX SERIAL NUMBER

WITNESS the hand of said grantors, this 17 day of JUNE, 2025.

25 Tejas, LLC

By: John G. Peterson, Manager/Member of Grand Mesa, LLC, as Member of 25 Tejas, LLC

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On this 17 day of June, 2025, personally appeared before me John G. Peterson, Manager/Member of Grand Mesa, LLC, as Member of 25 Tejas, LLC, before me the signer(s) of the within and foregoing instrument, who having been by me duly sworn, acknowledged that he executed the same.

Notary Public

