

Mail Recorded Deed and Tax Notice To:  
Holmes Lakeview Estates, LLC  
c/o Holmes Homes  
126 W. Seego Lily Drive, Suite 250  
Sandy, UT 84070



File No.: 88145-AM

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## SPECIAL WARRANTY DEED

Jill Vanden Akker Martin fka Jill Vanden Akker, as to an undivided 1/4 interest; Nakker Properties L.P., an Idaho limited partnership, as to an undivided 1/4 interest; Joel Wright Vanden Akker and Leigh M. Vanden Akker, as Trustees of the Joel and Leigh Vanden Akker Family Trust dated 12-28-00 and the survivor or successor trustees thereof, as to an undivided 1/4 interest; and Joel Vanden Akker, Jill Vanden Akker Martin and Richard Van den Akker, Co-Trustees of the RJJ Trust dated August 1, 2009, as to an undivided 1/4 interest

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Holmes Lakeview Estates, LLC, a Utah limited liability company

**GRANTEE(S)** of Sandy, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Wasatch County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 00-0020-8159 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

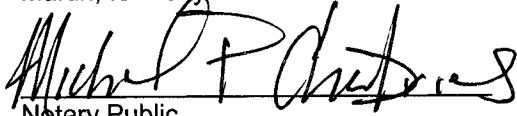
Dated this 29th day of August, 2019.

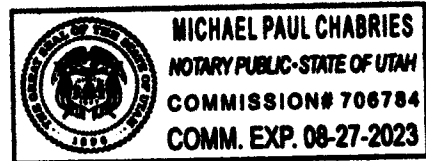
  
Jill Vanden Akker Martin

STATE OF UTAH

COUNTY OF DAVIS

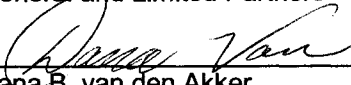
The foregoing instrument was acknowledged before me this 29th of August, 2019 by Jill Vanden Akker Martin, formerly known as Jill Vanden Akker.

  
Notary Public



**Nakker Properties L.P., an Idaho limited partnership**


BY:   
Richard L. van den Akker  
General and Limited Partners

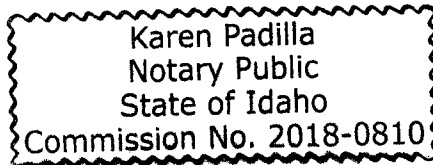
BY:   
Dana B. van den Akker  
General and Limited Partners

STATE OF IDAHO

COUNTY OF ADA

On the 29<sup>th</sup> day of August, 2019, personally appeared before me Richard van den Akker, General Partner of **Nakker Properties L.P., an Idaho limited partnership**. the signor(s) of the within instrument, who acknowledged to me that the within instrument was executed pursuant to and in accordance with the powers vested in he/she/them by the terms of said Partnership Agreement.


  
\_\_\_\_\_  
Notary Public

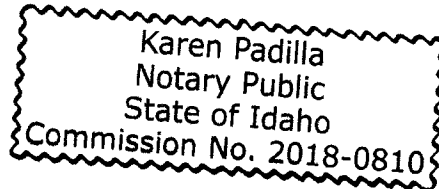


STATE OF IDAHO

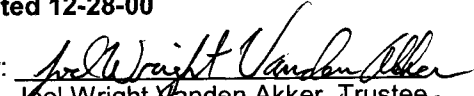
COUNTY OF ADA

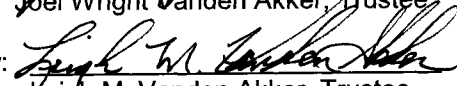
On the 29<sup>th</sup> day of August, 2019, personally appeared before me Dana B. van den Akker, General Partner of **Nakker Properties L.P., an Idaho limited partnership**. the signor(s) of the within instrument, who acknowledged to me that the within instrument was executed pursuant to and in accordance with the powers vested in he/she/them by the terms of said Partnership Agreement.

  
\_\_\_\_\_  
Notary Public



**Joel and Leigh Vanden Akker Family Trust  
dated 12-28-00**

By:   
Joel Wright Vanden Akker, Trustee

By:   
Leigh M. Vanden Akker, Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of August, 2019, personally appeared before me Joel Wright Vanden Akker and Leigh M. Vanden Akker, Trustee(s) of the of the Joel and Leigh Vanden Akker Family Trust dated 12-28-00, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

  
Notary Public



**RJJ Trust dated August 1, 2009**

BY: Joel Vanden Akker  
Joel Vanden Akker  
Trustee

BY: Jill Vanden Akker Martin  
Jill Vanden Akker Martin  
Trustee

BY: \_\_\_\_\_  
Richard van den Akker  
Trustee



**RJJ Trust dated August 1, 2009**

BY: \_\_\_\_\_  
Joel Vanden Akker  
Trustee

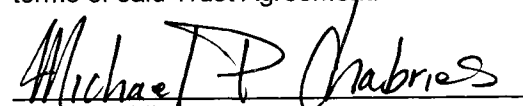
BY: \_\_\_\_\_  
Jill Vanden Akker Martin  
Trustee

BY: \_\_\_\_\_  
Richard van den Akker  
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of August, 2019, personally appeared before me Joel Vanden Akker, Trustee(s) of the of the **RJJ Trust dated August 1, 2009**, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

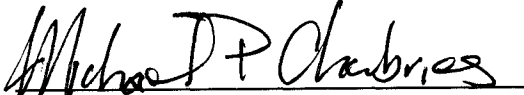
  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of August, personally appeared before me Jill Vanden Akker Martin, Trustee(s) of the of the **RJJ Trust dated August 1, 2009**, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

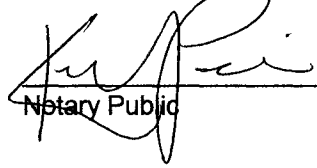
  
Notary Public

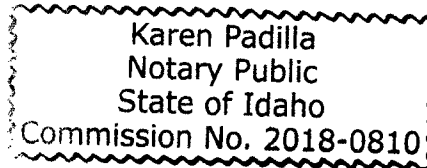


STATE OF IDAHO

COUNTY OF ADA

On the 29<sup>th</sup> day of August, personally appeared before me Richard van den Akker, Trustee(s) of the of the **RJJ Trust dated August 1, 2009**, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

A parcel of land located in the East one-half of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°33'19" West along the section line 3996.525 feet and South 00°15'12" West 880.56 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence North 89°28'38" East 1110.39 feet; thence South 00°05'38" West 877.09 feet; thence South 89°23'57" West 1112.85 feet to the West line of the East one-half of the Northwest quarter of said Section 17; thence North 00°15'12" East along said West line 878.64 feet to the point of beginning.

ALSO being described by survey as follows:

A parcel of land lying and situate in the East half of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian. Comprising the 22.95 acre parcel of land described in that certain Quit Claim Deed recorded as Entry No. 352528, in Book 1000, at Page 1189 of the Wasatch County Records. Basis of bearing for subject description being South 89°36'36" West 5328.77 feet (measured) between the Northeast and Northwest corners of said Section 17.

Beginning at a point South 89°33'19" West along the section line 3996.525 feet and South 00°15'12" West 880.56 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, (South 89°36'36" West 2709.23 feet coincident with the North line of the Northeast quarter of said section to the North quarter corner thereof and South 89°36'52" West 1309.68 feet coincident with the North line of the Northwest quarter of said section to the West sixteenth corner thereof and South 00°29'05" West 880.53 feet coincident with said West sixteenth line from the Northeast corner of said Section 17, measured) and running thence North 89°28'38" East 1110.39 feet (North 89°31'55" West 1135.49 feet, measured); thence South 00°05'38" West 877.09 feet (South 00°08'33" West 877.41 feet, measured); thence South 89°23'57" West 1112.85 feet (South 89°26'52" West 1140.77 feet, measured) to the West line of the East one-half of the Northwest quarter of said Section 17; thence North 00°15'12" East along said West line 878.64 feet (North 00°29'05" East 879.16 feet coincident with said West sixteenth section line, measured) to the point of beginning.

Tax Id No.: 00-0020-8159