

WHEN RECORDED MAIL TO (TAX MAILING ADDRESS):
BEAR RIVER SB, LLC
2444 WASHINGTON BLVD
OGDEN, UT 84401

Ent: 488802 B: 1625 P: 1268

Chad Montgomery Box Elder County Utah Recorder
07/01/2025 04:00 PM Fee \$40.00 Page 1 of 3
For INWEST TITLE SERVICES - LAYTON
Electronically Recorded By SIMPLIFILE LC E-RECORDING

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 311833

SPECIAL WARRANTY DEED

**BEL CANTO UTAH I LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL 1
AND
BEL CANTO UTAH I LLC, AS TO PARCEL 2**

GRANTOR(S)

OF PLYMOUTH MEETING, COUNTY OF MONTGOMERY, STATE OF PA
HEREBY CONVEYS AND WARRANTS AGAINST THE ACTS OF THE GRANTOR ONLY TO:

BEAR RIVER SB, LLC, A UTAH LIMITED LIABILITY COMPANY

GRANTEE(S)

OF SOUTH OGDEN, COUNTY OF WEBER, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN BOX ELDER COUNTY, STATE OF UT:

(03-236-0038, 03-155-0065)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR
THE YEAR 2025 AND THEREAFTER.

Space below intentionally left blank

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 27th day of JUNE, 2025.

BEL CANTO UTAH I LLC

By: BEL CANTO BEAR RIVER LLC, Member

By: LEONARD FAMILY ASSOCIATES I, LLC, Managing Member

Thomas A. Leonard

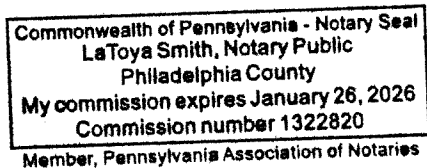
By: THOMAS A. LEONARD, Managing Member

ACKNOWLEDGMENT

STATE OF Pennsylvania)
(ss.
COUNTY OF Philadelphia)

The foregoing instrument was acknowledged before me on 27th JUNE, 2025, by **THOMAS A. LEONARD, MANAGING MEMBER of LEONARD FAMILY ASSOCIATES I, LLC, MANAGING MEMBER of BEL CANTO BEAR RIVER LLC, MEMBER of BEL CANTO UTAH I LLC.**

LaToya Smith
NOTARY PUBLIC



Residing at: Philadelphia COUNTY



INVEST TITLE

471 W. HERITAGE PARK BLVD. #6
LAYTON, UT 84041

EXHIBIT "A"

PARCEL 1: (03-236-0038)

ADDRESS: 1665 W 1100 S, PERRY, UT 84302

LOT 1, POINTE PERRY SUBDIVISION PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, STATE OF UTAH.

PARCEL 2: (03-155-0065)

ADDRESS: 1673 W 1100 S, PERRY CITY, UT 84302 (BUILDING A)

ADDRESS: 1679 W 1100 S, PERRY CITY, UT 84302 (BUILDING B)

ADDRESS: 1671 W 1100 S, PERRY CITY, UT 84302 (BUILDING C)

LOT 1, BEAR RIVER LANDING SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, STATE OF UTAH.