WHEN RECORDED MAIL TO AND SEND TAX NOTICES TO: Jonathan A. Forsythe 1135 East Becca Road Heber City, UT 84032

US Title File No.: 034152

Ent 506386 Bk 1372 Pg 1471 – 1473 MARCY M. MURRAY, Recorder WASATCH COUNTY CORPORATION 2021 Aug 30 02:04PM Fee: \$40.00 TC For: US Title Insurance Agency ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Brookside Heber, LLC, a Utah Limited Liability Company, Grantor

of Murray, County of Salt Lake, State of Utah,

hereby CONVEYS and SPECIALLY WARRANTS against all claiming under or through Grantor, to

Jonathan A. Forsythe, married man, Grantee

of Heber City, County of Wasatch, State of Utah, for the sum of

Ten Dollars and other good and valuable considerations

the following described tract of land in Wasatch County, State of Utah, together with all rights and privileges appurtenant thereto, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to Easements, Covenants, Restrictions, Rights, Rights of Way, and Reservations appearing of record and general and special taxes for the year 2021 and each year thereafter.

AND the Grantor hereby binds itself to warrant and defend the title as against the acts of Grantor and no other, subject to the matters above set forth.

WITNESS the hand of said grantors, this <u>26</u> day of August, 2021.

Brookside Heber, LLC, a Utah Limited Liability Company,

By: Hamlet Homes IV Corporation, a Utah Corporation, Manager

BY: Elliott Jenkins

Vice President

State of Utah)ss. County of Salt Lake

On the 26 day of August, 2021, personally appeared before me Elliott Jenkins, who being by me duly sworn did say, that he, the said Elliott Jenkins is the Vice President of Hamlet Homes IV Corporation, a Utah Corporation, Manager of Brookside Heber, LLC and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Company executed the same.



EXHIBIT "A"

Lot 108, Brookside Subdivision Phase 4B, according to the Official Plat thereof, on file and of record in the Office of the Wasatch County Recorder.

Together with a right and easement of use and enjoyment in and to the common areas described, and as provided for in the Declaration of Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

Situated in Wasatch County, State of Utah

APN: 00-0021-5196