

Mail Recorded Deed and Tax Notice To:  
The Springs at Coyote Ridge LLC  
7585 Union Park Ave. Ste. 200  
Midvale, UT 84047



146803-MCM

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## SPECIAL WARRANTY DEED

Wasatch Back Holdings, LLC, a Utah limited liability company

**GRANTOR(S)** of Midvale, State of Utah, hereby Conveys and Warrants to

The Springs Investor I, LLC, a Utah limited liability company as to an undivided 49.42% Tenant in Common Interest  
and The Springs at Coyote Ridge LLC, a Utah limited liability company, as to an undivided 50.58% Tenant in Common Interest

**GRANTEE(S)** of Midvale, 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**

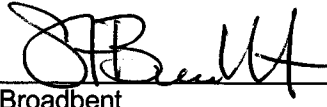
**TAX ID NO.:** 00-0021-6928 through 00-0021-6941 PHASE I) AND  
00-0021-6945 through 00-0021-6969 PHASE II (for reference purposes only

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 14<sup>th</sup> day of February, 2022.

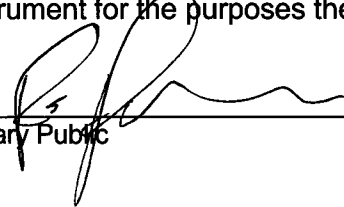
Wasatch Back Holdings, LLC, a Utah limited liability company

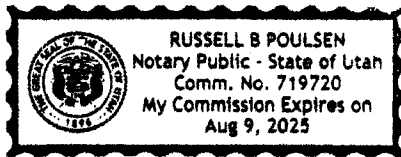
BY:   
Steve Broadbent  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 14<sup>th</sup> day of February, 2022, personally appeared before me Steve Broadbent, who acknowledged himself to be the Manager of Wasatch Back Holdings, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
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Notary Public



**EXHIBIT A  
PROPERTY DESCRIPTION**

Lots 195-208, THE SPRINGS AT COYOTE RIDGE PHASE 1, according to the official plat thereof, as filed in the office of the Wasatch County Recorder, State of Utah.

**TAX ID NOs.:** 00-0021-6928 through 00-0021-6941

AND

Lots 156 -180, THE SPRINGS AT COYOTE RIDGE PHASE 2, according to the official plat thereof, as filed in the office of the Wasatch County Recorder, State of Utah.

**TAX ID NOs.:** 00-0021-6945 through 00-0021-6969