

Ent 548403 Bk 1483 Pg 1161 - 1164  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2024 Aug 06 12:56PM Fee: \$226.00 CO  
For: Cottonwood Title Insurance Agency, In  
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:

The Springs at Coyote Ridge D1, LLC  
7587 South Union Park Avenue, Suite 200  
Midvale, Utah 84047

File No.: 179709-MCM

## **Special Warranty Deed**

In Reference to Tax ID Number(s):

00-0021-6928 through 00-0021-6941, 00-0021-6943, 00-0021-6944, 00-0021-6945 through  
00-0021-6971, 00-0021-8078 through 00-0021-8103, 00-0021-8104 through 00-0021-8117 and  
00-0021-8119 through 00-0021-8132

MAIL RECORDED DEED AND TAX NOTICE TO:

The Springs at Coyote Ridge D1, LLC  
7587 South Union Park Avenue, Suite 200  
Midvale, Utah 84047

179709 - MCM

APN: Parcel Nos. 00-0021-6928 through 00-0021-6941; 00-0021-6945; 00-0021-6969; 00-0021-8078  
through 00-0021-8103; and 00-0021-8104 through 00-0021-8132 inclusive (for reference purposes  
only)

841

LAND 00-0021-0119 through

(space above for recorder's use only)

00-0021-0132

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars (\$10.00), receipt of which is hereby acknowledged, **The Springs at Coyote Ridge LLC**, a Utah limited liability company, as "Grantor," hereby conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to **The Springs at Coyote Ridge D1, LLC**, a Delaware limited liability company, as "Grantee," with an address of 7587 South Union Park Avenue, Suite 200, Midvale, Utah 84047, the real property generally located in Wasatch County, Utah, described as follows (the "Property"):

See **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER WITH all buildings, structures, fixtures, improvements, rights of way, easements, water rights, ditch rights, tenements and hereditaments on, and any other appurtenances to the Property, if any.

SUBJECT TO taxes and assessments for the current calendar year and all covenants, conditions, restrictions, rights, rights-of-way, easements, encumbrances, and other interests or matters of record or that would be disclosed by an accurate survey of the Property.

*[signature and acknowledgement to follow]*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30<sup>th</sup> day of July, 2024.

**GRANTOR:**

**THE SPRINGS AT COYOTE RIDGE LLC,**  
a Utah limited liability company

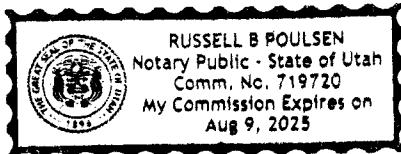
By: SB Ut

Name: STEVE BROADBENT

Its: Authorized Manager

STATE OF UTAH )  
 ) ss:  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2024,  
by STEVE BROADBENT, the Authorized Manager of The Springs at Coyote Ridge LLC, a Utah  
limited liability company.



SB  
Notary Public in and for the State of Utah

My Commission Expires:

Aug 9, 2025

Residing at:

Midvale, Utah

File No. 179709-MCM.

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

**PARCEL 1:**

All of Lots 195 through 208, inclusive, and Parcel D, and Parcel G, and Private Lane 1720 North, of THE SPRINGS AT COYOTE RIDGE PHASE 1, according to the official plat thereof as recorded in the office of the Wasatch County Recorder on December 23, 2021 as Entry No. 512745 in Book 1391 at Page 66.

**PARCEL 2:**

All of Lots 156 through 180, inclusive, and Parcel A, and Parcel B, and Private Lane 260 East and Private Lane 1610 North, of THE SPRINGS AT COYOTE RIDGE PHASE 2, according to the official plat thereof as recorded in the office of the Wasatch County Recorder on December 23, 2021 as Entry No. 512746 in Book 1391 at Page 68.

**PARCEL 3:**

Lots 130 through 155, inclusive, and Parcel A, and Parcel B, and Parcel C, and Private Lane 170 East, and Private Lane 1610 North, of THE SPRINGS AT COYOTE RIDGE PHASE 3, according to the official plat thereof as recorded in the office of the Wasatch County Recorder on October 3, 2022 as Entry No. 525417 in Book 1425 at Page 63.

**PARCEL 4:**

Lots 101 through 114, inclusive, and Lots 116 through 129, inclusive, and Parcel A, and Parcel B, and Private Lane 130 East, and Private Lane 1610 North, of THE SPRINGS AT COYOTE RIDGE PHASE 4, according to the official plat thereof as recorded in the office of the Wasatch County Recorder on October 3, 2022 as Entry No. 525418 in Book 1425 at Page 64.

**PARCEL 5:**

The right and nonexclusive license for the use and enjoyment of the Common Areas and Facilities, as provided for under the Master Declaration of Covenants, Conditions, and Restrictions, And Reservation Of Easements For The Springs At Coyote Ridge recorded December 23, 2021 as Entry No. 512748 in Book 1391 at Page 84 in the office of the County Recorder of Wasatch County, Utah.

Tax Id No.: 00-0021-6928 through 00-0021-6941, 00-0021-6943, 00-0021-6944, 00-0021-6945 through 00-0021-6971, 00-0021-8078 through 00-0021-8103, 00-0021-8104 through 00-0021-8117 and 00-0021-8119 through 00-0021-8132