

Mail Recorded Deed & Tax Notice To:  
Capitol Apartments, LLC, a Utah limited liability company and Pipera Investments, LLC, a Utah limited liability company  
978 Woodoak Lane  
Salt Lake City, UT 84117



File No.: 191642-MCH

## **SPECIAL WARRANTY DEED**

**Heber Red Rock, LLC, a Utah limited liability company**

**GRANTOR(S)**, of Midway, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Capitol Apartments, LLC, a Utah limited liability company, as to an undivided 20.62% interest and Pipera Investments, LLC, a Utah limited liability company, as to an undivided 5.33% interest,**

**GRANTEE(S)**, of Salt Lake City, 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.:** 00-0004-9028 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 15th day of July, 2025.

Heber Red Rock, LLC, a Utah limited liability company

BY: \_\_\_\_\_

C. Jeremy Clark  
Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this 15th day of July, 2025, before me, personally appeared C. Jeremy Clark, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Heber Red Rock, LLC, a Utah limited liability company.

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



**EXHIBIT A**  
**Legal Description**

The East 1/2 of Lot 4, Block 78, Heber City Survey of Building Lots, according to the official plat thereof as recorded in the office of the Wasatch County Recorder.