

Ent 566877 Bk 1536 Pg 944 - 945  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2025 Nov 13 11:04AM Fee: \$40.00 CO  
For: Cottonwood Title Insurance Agency, In  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
Wasatch Back Holdings LLC  
7585 Union Park Ave, Suite 200  
Midvale, UT 84047



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## WARRANTY DEED

The Springs at Coyote Ridge LLC, a Utah limited liability company

**GRANTOR(S)**, of Heber, State of Utah, hereby conveys and warrants to

Wasatch Back Holdings, LLC, a Utah limited liability company

**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:

LOT 115, THE SPRINGS AT COYOTE RIDGE PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, STATE OF UTAH ON OCTOBER 3, 2022 AS ENTRY NO. 525418 IN BOOK 1425 AT PAGE 64.

**TAX ID NO.:** 00-0021-8118 (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]*

### COURTESY RECORDING ONLY

Cottonwood Title disclaims any  
liability as to the condition of title  
and as to the content, validity,  
or effects of this document.

Dated this 30<sup>th</sup> day of July, 2025.

The Springs at Coyote Ridge, LLC,  
a Utah limited liability company

BY: SB

Stephen Broadbent  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 30<sup>th</sup> day of July, 2025, before me, personally appeared Stephen Broadbent, 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 The Springs at Coyote Ridge, LLC, a Utah limited liability company.

SB  
Notary Public

