

Mail Recorded Deed & Tax Notice To:
HBWC Real Estate Investments I LLC, a Delaware limited liability company
38 East Scenic Pointe Drive, Suite 100
Draper, UT 84020



File No.: 171832-LKF

SPECIAL WARRANTY DEED

Ryan Tanner and Judi Tanner, husband and wife as joint tenants,

GRANTOR(S), of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

HBWC Real Estate Investments I LLC, a Delaware limited liability company,

GRANTEE(S), of Draper, 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 **Utah County**, State of Utah:

Lot 21, HIDDEN CANYON PLAT A, a Residential Subdivision, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 41-901-0021 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 11th day of September, 2023.

Ryan Tanner
Ryan Tanner
Judi Tanner
Judi Tanner

STATE OF UTAH

COUNTY OF SALT LAKE

On this 11th day of September, 2023, before me, personally appeared Ryan Tanner, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that they executed the same.

Lisa N. Kimmel
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 11th day of September, 2023, before me, personally appeared Judi Tanner, 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.

Lisa N. Kimmel
Notary Public

