

Mail Recorded Deed & Tax Notice To:
Derek Hopper
858 South 200 East #201
Spanish Fork, UT 84660

ENT 63670:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Aug 22 10:48 AM FEE 40.00 BY KC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



File No.: 188116-JED

SPECIAL WARRANTY DEED

Keystone Construction, LLC, a Utah limited liability company,

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

Derek Hopper, an unmarried man,

GRANTEE(S), of Spanish Fork, 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:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 51-800-0201 (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 5 day of August, 2025.

Keystone Construction, LLC, a Utah limited liability company

By: The JMH Inheritor's Trust

Its: Manager

BY:

Jacob M. Horan
Trustee

STATE OF UTAH

COUNTY OF UTAH

On 5 day of August, 2025, before me, personally appeared Jacob M. Horan, 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 JMH Inheritor's Trust, which entity is named as Manager to Keystone Construction, LLC, a Utah limited liability company.

Notary Public

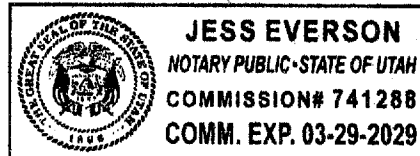


EXHIBIT A
Legal Description

Unit 201, in Building 3, contained within RIVER RUN CONDO PLAT 3 AMD, as the same is identified in the Plat filed in the office of the Utah County Recorder, Utah, on December 13, 2024 as Entry No. 87958:2024 and in the declaration recorded July 11, 2024 as Entry No. 46140:2024 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.