

WHEN RECORDED, MAIL TO:
Stephanie C. Hudson & Paul B. Hudson
1522 Prospect Lane
Alpine, UT 84004

7771984
12/01/2000 11:23 AM 11.00
Book - 8405 Pg - 2646
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJH, DEPUTY - WI 1 P.

Space above for Recorders Use

SPECIAL WARRANTY DEED

7771984

Alta Ridge Development L.L.C., a Utah limited liability company,

As grantor of Salt Lake City, of the County of Salt lake, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

Stephanie C. Hudson and Paul B. Hudson, Trustees of The Stephanie C. Hudson Trust

as grantee of Salt Lake City, of Salt Lake County, State of Utah for the sum of TEN DOLLARS, and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

Lot 1030, PEPPERWOOD PHASE 10A, according to the official plat thereof, as recorded in the office of The County Recorder of said County.

Together with a perpetual right of way to use and enjoy those portions of Pepperwood Subdivision any and all phases, which are identified and will be defined as Lot "A", being the streets within the subdivision.

28-22-276-022

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2000 and thereafter.

THE GRANTEES hereby acknowledge receipt of a copy of the Covenants, Conditions, and Restrictions of the Pepperwood Subdivisions and a copy of the By-Laws of Pepperwood Homeowner's Association and specifically recognize their obligation to pay their proportionate share of dues and assessments charged to all property owners by said association for the maintenance of community services and facilities including, but not limited to the maintenance of streets, paths, parks, perimeter fencing, gate house and gatekeepers. In the event that such dues and assessments are not paid, the grantees hereby authorize the Pepperwood Homeowner's Association, a non-profit corporation, to file a lien against the above described property in order to secure the payment of said dues and assessments and including court costs and attorney's fees as provided in Article III, Section 8 of the By-Laws of the Pepperwood Homeowner's Association.

THE BENEFITS and obligations herein shall inure to and be binding upon heirs, executors, administrators and assigns of the respective parties hereto.

THE MEMBER/MANAGER who sign this deed hereby certify that this deed and transfer represented thereby was duly authorized under its Articles of Organization and Operating Agreement

IN WITNESS WHEREOF, the grantor has caused its corporate name to be hereunto affixed by its duly authorized officer the 29th day of November, 2000, A.D.

Accepted

Alta Ridge Development, L.L.C.
A Utah limited liability company

Stephanie C. Hudson, TRUSTEE
Stephanie C. Hudson, Trustee

Paul B. Hudson (Trustee)
Paul B. Hudson, Trustee

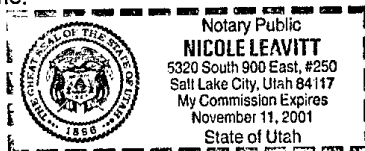
Charles M. Brown

By:
Its: Manager

STATE OF UTAH)
)
:ss
COUNTY OF SALT LAKE)

On the 29th day of November, 2000, A.D. personally appeared before me Charles H. Herman by me duly sworn did say for himself that he is a member/manager of Alta Ridge Development, L.L.C., a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Nicole Leavitt
Notary Public
Residing in Salt Lake City, Utah
Commission expires:



BK8405PG2646