

ENT 79541:2023 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Dec 08 04:31 PM FEE 40.00 BY KR  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
GPBH2, L.C., a Utah limited liability company  
201 South Main Street, Ste 2000  
Salt Lake City, UT 84111



---

## SPECIAL WARRANTY DEED

**GPBH1, L.C., a Utah limited liability company,**

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

**GPBH2, L.C., a Utah limited liability company,**

**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 **Utah County**, State of Utah:

Lot 1, VIEW 21 EAST SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.:** 54-426-0001 (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 DECEMBER 8, 2023

GPBH1, L.C., a Utah limited liability company

By: Gardner-Plumb, L.C., a Utah limited liability company

By: [Signature]  
Name: Christa Gardner  
Its: Manager Christian Gardner  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On DECEMBER 8, 2023, before me, personally appeared CHRISTIAN GARDNER proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same as MANAGER on behalf of Gardner-Plumb, L.C., a Utah limited liability company, which is the manager of GPBH1, L.C., a Utah limited liability company.

[Signature]  
Notary Public

