

**00806426 B: 1646 P: 147**

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Carri R. Jeffries, Iron County Recorder - Page 1 of 4

06/16/2023 02:22:52 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:  
Simon Beynon and Julia Beynon  
29 Red Coach Lane  
Holmdel, NJ 07733



File No.: 166885-MAF

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## **SPECIAL WARRANTY DEED**

**Plumb Investment, 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

**Simon Beynon and Julia Beynon, husband and wife as joint tenants,**

**GRANTEE(S)**, of Holmdel, State of New Jersey

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Iron County**, State of Utah:

Lot 34, ASPEN MEADOWS SOUTHEAST NEIGHBORHOOD, according to the official plat thereof, as recorded in the office of the Iron County Recorder, State of Utah.

The Land described herein is subject to additional Design Guidelines as more particularly defined in Exhibits "A" & "B" attached hereto and by reference made a part hereof.


**TAX ID NO.:** A-1166-0034-0000 (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 15th day of June, 2023.

Plumb Investment, L.C., a Utah limited liability company

BY:   
Walter J. Plumb, III

STATE OF UTAH

COUNTY OF SALT LAKE

On June 15, 2023, before me, personally appeared Walter J. Plumb, III, 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 Plumb Investment, L.C., a Utah limited liability company.

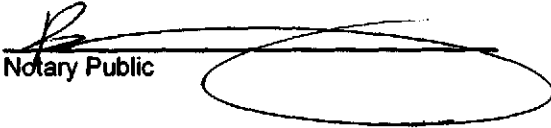
  
Notary Public



EXHIBIT A

LEGAL DESCRIPTION for Homesite Lot #34, within Aspen Meadows Southeast Neighborhood - Phase One:

Homesite Lot #34, Tax Parcel ID #A-1166-0034-0000 as amended by that certain plat of Aspen Meadows Southeast Neighborhood, according to the official plat thereof, recorded July 19<sup>th</sup>, 2022 as Entry No. 794328 of the official records in the office of the Iron County Recorder, amended as shown with definitions of final Driveway Corridor, Development Envelope Corridor and Natural Open Space Corridors per Aspen Meadows Design and Development Guidelines, First Edition, recorded June 16 2023 as Entry No. 00806409 of the official records in the office of the Iron County Recorder.

ACKNOWLEDGEMENT AND NOTICE

IN WITNESS WHEREOF, THE ASPEN MEADOWS SITE ARCHITECTURAL REVIEW COMMITTEE (SARC) CHAIRPERSON has executed this instrument as of the date first set forth above, on behalf of PLUMB INVESTMENT LC, a Utah limited liability company

By: [Signature]  
Name: A. Flint Decker  
Its: President, Aspen Meadows

STATE OF UTAH )

ss. )

COUNTY OF Washington

The foregoing instrument was acknowledged before me this 15 day of JUNE, 2023, by A. Flint Decker the ASPEN MEADOWS SITE ARCHITECTURAL REVIEW COMMITTEE (SARC) CHAIRPERSON on behalf of PLUMB INVESTMENT LC, a Utah limited liability company, on behalf of such entity.

[Signature]

Notary Public

My Commission Expires: 8/2/25

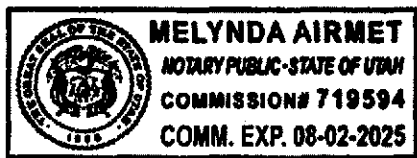


EXHIBIT "B"

