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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MERIDIAN TITLE
BY: ENB, DEPUTY - WI 1 P.

WHEN RECORDED MAIL TO:
Stephanie C. Hudson, Trust
4821 So. 1110 East
Salt Lake City, Ut 84117
MTC File No. 105929

SPECIAL WARRANTY DEED

Autumn Ridge Development, L.L.C. and Alta Ridge Development, L.L.C., a Utah Corporation, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY and WARRANTS against all claiming by, through or under to

STEPHANIE C. HUDSON and PAUL B. HUDSON, Trustees or their Successor Trustee of the STEPHANIE C. HUDSON TRUST, dated December 24, 1997

as GRANTEES, the following described real property situated in SALT LAKE County, State of Utah, to-wit:

Lot 1065, PEPPERWOOD 10D, according to the plat thereof as recorded in the office of the County Recorder.

Together with a perpetual right of way to use and enjoy those portions of the Pepperwood Subdivisions which are identified as Lot "A", being the streets and parks within the Subdivisions, which are shown on said plats.


Tax Parcel No.28-22-276-024.


SUBJECT TO declaration of covenants, conditions and restrictions, easements and right-of-way appearing of record or enforceable in law and equity, and general taxes for the current year 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 the heirs, executors, administrators and assigns of the respective parties hereto.

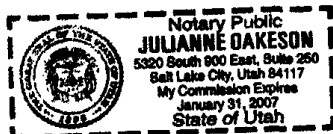
Dated this 28th day of July, 2004.


David L. Evans, Manager of
Autumn Ridge Development, L.L.C.


David L. Evans, Manager of
Alta Ridge Development, L.L.C.

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

The foregoing instrument was acknowledged before me this 28th day of July, 2004 by David L. Evans, Manager of Autumn Ridge Development, L.L.C., and Manager of Alta Ridge Development, L.L.C., who duly acknowledged to me that said instrument was executed by authority.




NOTARY PUBLIC