

Alan Spriggs, Summit County Utah Recorder
07/13/2007 03:09:51 PM Fee \$10.00
By SUMMIT ESCROW & TITLE
Electronically Recorded by Simplifile

Grantee Mailing Address:

**8450 N. SUNRISE LOOP
PARK CITY, UT 84098**

Space Above for Recorder's Use

SET# 07-04-009

SPECIAL WARRANTY DEED

Pivotal Promontory Development, LLC, a limited liability company organized and existing under the laws of the State of Arizona, with its principal office at Park City, County of Summit, State of Utah, Grantor, hereby **CONVEYS AND WARRANTS** against the Acts of the Grantor only to

BROOKE HORAN and JUSTIN WILLIAMS AS TRUSTEES OF THE BROOKE HORAN TRUST DATED FEBRUARY 9, 2006

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

Lot 20, THE SUMMIT SUBDIVISION, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Tax Identification #SUM-20

Subject to easements, restrictions, rights of way and other matters currently of record, including general property taxes for the year 2007 and subsequent years as well as fees and costs imposed by all government agencies and districts serving the property whether or not evidenced by an assessment or other lien.

On behalf of the Grantor, the undersigned officer hereby certifies that he is duly authorized to execute and deliver this deed, and to consummate the transfer represented hereby, under a resolution duly authorized and accepted by the Grantor at a lawful meeting duly held and attended by a quorum, and such resolution is presently in full force and effect and has not been modified or amended in any way.

In witness whereof, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer this 27th day of July, 2007.

Attest:

Pivotal Promontory Development, LLC



Richard A. Sonntag
Managing Director

STATE OF UTAH)
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:ss.
COUNTY OF SUMMIT)

On the 27th day of June, 2007, personally appeared before me, **Richard A. Sonntag**, who being by me duly sworn, did say that he is the **Managing Director** of **Pivotal Promontory Development, LLC**, an Arizona limited liability company, and that said instrument was signed on behalf of said company by authority of its Managing Director and he acknowledged to me that said company executed the same.


Notary Public

Residing at Park City UT

My Commission Expires:
10/20/07

