

Recording Requested by:
First American Title Insurance Company
National Commercial Services
360 South 300 East
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
DKR Ranch Properties LLC,
13053 Minuteman Drive
Salt Lake, UT 84020

00915554 B: 2066 P: 1490

Page 1 of 2

Alan Spriggs, Summit County Utah Recorder

01/21/2011 10:05:31 AM Fee \$13.00

By FIRST AMERICAN NCS - SOUTH TEMPLE

Electronically Recorded by Simplifile

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-469314-SLC1 (aml)**

A.P.N.: ~~MO-27 + MO-26-AM~~ MO-27 + MO-26-AM

David K. Richards Family Partnership, a Utah limited partnership, Grantor, of Salt Lake, Summit County, State of UT, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

JDK Future LLC, a Utah limited liability company, Grantee, of Salt Lake, Salt Lake County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Summit County, State of Utah:

Lot 27 Mountain Valley Ranch and Lot 26, Mountain Valley Ranch Subdivision Amendment to Lots 26,31,& 32 according to the official plat thereof on file and of record in Summit County Records's Office.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2011** and thereafter.

Witness, the hand(s) of said Grantor(s), this 1/14/2011.

David K. Richards Family Partnership, a Utah limited partnership



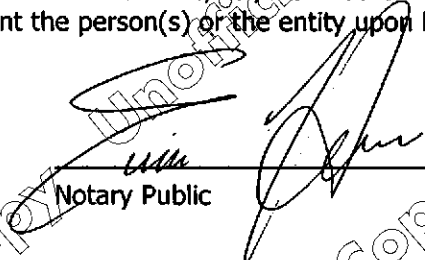
By: David K. Richards, General Partner

STATE OF UTAH)
County of Salt Lake)ss.

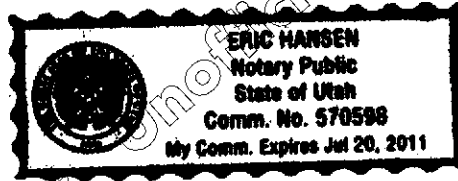
On 1/14/2011, before me, the undersigned Notary Public, personally appeared **David K. Richards, General Partner of David K. Richards Family Partnership, a Utah limited partnership**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 07/20/2011



Notary Public



When Recorded, Return To:

James F. Wood, Esq.
Stoel Rives LLP
4766 South Holladay Blvd.
Salt Lake City, Utah 84117

ENTRY NO. 01035627

12/24/2015 09:47:03 AM B: 2331 P: 0184

Warranty Deed PAGE 1/1
MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
FEE 10.00 BY HALE & WOOD PLLC



Mail Tax Notices To:

JDK Future, LLC
13053 Minuteman Drive
Draper, Utah 84020

A.P.N. MO-28

LIMITED WARRANTY DEED

DKR RANCH PROPERTIES, LLC, a Utah limited liability company ("*Grantor*"), of Salt Lake County, Utah, hereby Conveys and Warrants, to the extent provided below but not otherwise, to JDK FUTURE, LLC, a Utah limited liability company ("*Grantee*"), having a mailing address of 13053 Minuteman Drive, Draper, Utah 84020, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, all of its right, title and interest in and to the following described real property situate in Summit County, State of Utah:

Lot 28, MOUNTAIN VALLEY RANCH, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

IN WITNESS WHEREOF, the Grantor has affixed its signature below this 11th day of December, 2015.

DKR RANCH PROPERTIES, LLC

By: *Sharon P. Richards*
Sharon P. Richards, Manager

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

On the 11th day of December, 2015, SHARON P. RICHARDS, the signer of the foregoing document in her capacity as the Manager of DKR RANCH PROPERTIES, LLC, a Utah limited liability company, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that she executed the same for and in behalf of said entity.

James F. Wood
NOTARY PUBLIC

