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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/15/2017 11:25:00 AM
FEE \$13.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITL

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Hawes Neider Development, LLC
7135 S. Highland Drive Ste 200
Salt Lake City, UT 84121

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

SPECIAL WARRANTY DEED

Escrow No:
A.P.N.: **12-710-0003, 12-710-0005**

HBN V, LLC, a Utah limited liability company, Grantor, of **Salt Lake City, Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Hawes Neider Development, LLC, a Utah limited liability company, Grantee, of **Salt Lake City, 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 **Davis** County, State of **Utah**:

LOTS 3 AND 5, SYRACUSE WEST PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'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 **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this DECEMBER 14, 2017.

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. First American Title Insurance Agency hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

HBN V, LLC, a Utah limited liability company

By: *Steven T. Hawes*
Name: Steven T. Hawes
Title: Manager

By: *Darryl L. Neider*
Name: Darryl L. Neider
Title: Manager

STATE OF Utah)
County of Salt Lake) ss.

On December 14, 2017, before me, the undersigned Notary Public, personally appeared **Steven T. Hawes and Darryl L. Neider, managers of HBN V, LLC, a Utah limited liability company**, 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.

Michael Hansen

My Commission Expires: 11/26/21

Notary Public

