

Mail Recorded Deed and Tax Notice To:
C & N Eagle Mountain, LLC, a Utah limited liability company
1835 S Hwy 89
Perry, UT 84302

ENT 185167:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Nov 20 04:55 PM FEE 40.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 122114-JCP

SPECIAL WARRANTY DEED

C & N Investment Properties, LLC, a Utah limited liability company

GRANTOR(S) of Perry, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

C & N Eagle Mountain, LLC, a Utah limited liability company

GRANTEE(S) of Perry, State of Utah

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

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 58-040-0561 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 19th day of November, 2020.

C & N Investment Properties, LLC,
 BY: Christian W. Forsyth
 Christian W. Forsyth
 Member
 BY: Natalie Forsyth
 Natalie Forsyth
 Member

STATE OF UTAH

COUNTY OF ~~DAVIS~~ Washington

On the 19th day of November, 2020, personally appeared before me Christian W. Forsyth and Natalie Forsyth, who acknowledged themselves to be the Members of C & N Investment Properties, LLC, a Utah limited liability company, and that they, as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Jenifer Sisk
 Notary Public



EXHIBIT A
Legal Description

Lot 1, CARSON COMMERCIAL PLAT 3, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, recorded November 16, 2020 as Entry No. 181596:2020.