WHEN RECORDED, MAIL TO:

Connie Nielsen 45 W. Main Street Lehi, Utah 84043

Tax Parcel No. 01:027:0012 \$\langle 105 - \delta 70045 - a 1 ENT 108758: 2017 PG 1 of 2

Jeffery Smith

Utah County Recorder

2017 Nov 01 01:31 PM FEE 12.00 BY CS

RECORDED FOR First American Title Insurance Company-N

ELECTRONICALLY RECORDED

## SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COBRA HOLDINGS, LLC, a Utah limited liability company, with an address of 5252 Edgewood Drive, Suite 225 Provo, Utah 84604, as Grantor, grants, conveys and warrants, to Glen L. Nielsen duly appointed Personal Representative of the Estate of Connie K. Nielsen aka Connie Jeanne Kirkham Nielsen, Probate No. 173400746, Fourth Judicial District Court, Utah County, State of Utah on the 10th day of October 2017, as Grantee, the real property located in Utah County, Utah, described as follows (the "**Property**"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; and (ii) all reservations, easements, covenants, conditions, restrictions, and encumbrances at law or equity.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this **3**/ day of October, 2017.

## **GRANTOR:**

COBRA HOLDINGS, LLC, a Utah limited liability company

Name

Its: Manage

STATE OF UTAH

COUNTY OF Salt Lake)

On this day of October, 2017, personally appeared before me HOLDINGS, LLC, a Utah limited liability company, who acknowledged to me that he/they signed the foregoing instrument in such capacity for said limited liability company.

WITNESS my hand and official seal.

Notary Public
SUSAN FORD
Commission #678696
My Commission Expires
October 8, 2018
State of Utah

Notary Public for the State of Utah

ENT 108758: 2017 PG 2 of 2

## **EXHIBIT A**

(Property Legal Description)

COMMENCING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 31, PLAT "A", LEHI CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 121.5 FEET; THENCE WEST 90 FEET; THENCE NORTH 121.5 FEET; THENCE EAST 90 FEET TO THE POINT OF BEGINNING