

File No: 22-11974-BL
Mail Tax Notice To:
Santiokyo, LLC
48 North Perth Street
Saratoga Springs, UT 84045

SPECIAL WARRANTY DEED

~~Heaps Holdings, LLC, GRANTOR~~

of Utah County, Utah, hereby Conveys and Warrants against all claiming by, through or under it, and against acts of itself, to

Santiokyo, LLC, GRANTEE

for the sum of Ten and 0/100 (\$10.00) DOLLARS and other good and valuable consideration

the following described tract of land in Utah County, State of Utah:

Property 1:

Lot 2A, Building 2, Plat "D", COVENTRY TOWNHOMES, an Expandable Residential Project, Highland, Utah, as the same is identified in the Record of Survey Map, recorded in the Office of the Utah County Recorder, as Entry No. 63585:2007 (as said Record of Survey Map may have heretofore been amended or supplemented) and Subject to the Declaration of Protective Easements, Covenants, Conditions and Restrictions, recorded in the office of the Utah County Recorder as Entry No. 18909:2007 of Official Records (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described in said Declaration (as said Declaration may have heretofore been amended or supplemented).

Tax Parcel #: 65-258-0001

Subject to easements, restrictions, covenants, liens, encumbrances, and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2022 and thereafter.

WITNESS the hand of said grantor, this 6th day of October, 2022.

GRANTOR

Heaps Holdings, LLC

By: [Signature]
Nathan S. Heaps, Member

By: [Signature]
Mattie Heaps, Member

STATE OF UTAH
COUNTY OF UTAH

On this 7th day of October, 2022, before me Bergundy Lowe, a notary public, personally appeared Nathan S. Heaps and Mattie Heaps, Members of Heaps Holdings, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]
Notary Public

