WHEN RECORDED MAIL TO AND SEND TAX NOTICES TO: Bridger Keith Danzer Avery and Samantha Renae Westwood Avery 15198 S Wild Horse Way Bluffdale, UT 84065 13705403 6/30/2021 2:37:00 PM \$40.00 Book - 11199 Pg - 7482-7483 RASHELLE HOBBS Recorder, Salt Lake County, UT US TITLE BY: eCASH, DEPUTY - EF 2 P.

US Title Insurance Agency File No.: 029543

## <u>SPECIAL WARRANTY DEED</u>

Woodside Day Ranch, LLC, a Utah Limited Liability Company, Grantor

of Salt Lake City, County of Salt Lake, State of Utah,

hereby CONVEYS and SPECIALLY WARRANTS against all claiming under or through Grantor, to

Bridger Keith Danzer Avery and Samantha Renae Westwood Avery, husband and wife

## Grantee

of Bluffdale, County of Salt Lake, State of Utah, for the sum of

Ten Dollars and other good and valuable considerations

the following described tract of land in Salt Lake County, State of Utah, together with all rights and privileges appurtenant thereto, to wit:

Lot 372, Day Ranch Towns, Phase 1, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder's Office.

Together with a right and easement of use and enjoyment in and to the common areas described, and as provided for in the Declaration of Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented)

Situated in Salt Lake County, State of Utah APN: 33-14-102-052-0000

Subject to Easements, Covenants, Restrictions, Rights, Rights of Way, and Reservations appearing of record and general and special taxes for the year 2021 and each year thereafter.

AND the Grantor hereby binds itself to warrant and defend the title as against the acts of Grantor and no other, subject to the matters above set forth.

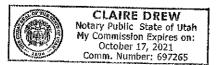
WITNESS the hand of said grantors, this 14th day of May, 2021.

Woodside Day Ranch, LLC

Haley Minhondo
Authorized Agent

State of Utah )
)ss.
County of Salt Lake )

On the 14th day of May, 2021, personally appeared before me Haley Minhondo, who being by me duly sworn did say, that he/she, the said Haley Minhondo is the Authorized Agent of Woodside Day Ranch, LLC and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Company executed the same.



Notary Public