

WHEN RECORDED MAIL TO
(TAX MAILING ADDRESS):

Barry Hubbard, Trustee

46 Lone Hollow Dr.
Sandy, UT 84092

MTC File No. 319857

13950153 B: 11338 P: 97 Total Pages: 3

05/11/2022 11:40 AM By: slang Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: MERIDIAN TITLE COMPANY

64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

SPECIAL WARRANTY DEED

Autumn Ridge Development, L.L.C., a Utah limited liability company ("Grantor"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby **CONVEYS and WARRANTS against all claiming by, through or under Grantor, but not otherwise, to**

Barry W. Hubbard and Jennifer M. Hubbard, Trustees of the The Barry and Jennifer Hubbard Trust dated October 30, 1997

as GRANTEE, the following described real property situated in Salt Lake County, State of Utah, to-wit:

Lot 1145, Pepperwood Phase 11E, a Planned Unit Development, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Together with a perpetual right of way to use and enjoy those portions of Pepperwood Subdivision any and all phases, which are identified and will be defined as Lot "A", being the streets within the subdivision.

Tax Parcel No. 28-23-128-037

SUBJECT TO covenants, conditions, restrictions, reservations, easements, rights-of-way, and all other encumbrances appearing of record or enforceable in law and equity, zoning and other governmental regulations and restrictions, legal highways, and taxes and assessments for the current year and thereafter.

THE GRANTEE hereby acknowledges receipt of a copy of the Covenants, Conditions and Restrictions of the Pepperwood Subdivisions and a copy of the By-Laws of Pepperwood Homeowner's Association and specifically recognizes his obligation to pay his proportionate share of dues and assessments charged to all property owners by said association for the maintenance of community services and facilities including but not limited to the maintenance of streets, paths, parks, perimeter fencing, gate house and gatekeepers. In the event that such dues and assessments are not paid, the grantee hereby authorizes the Pepperwood Homeowner's Association, a non-profit corporation, to file a lien against the above described property in order to secure the payment of said dues and assessments and including court costs and attorney's fees as provided in Article III, Section 8 of the By-Laws of the Pepperwood Homeowner's Association.

THE BENEFITS and obligations herein shall inure to and be binding upon the heirs, executors, administrators and assigns of the respective parties hereto.

Dated this 9th day of May, 2022.

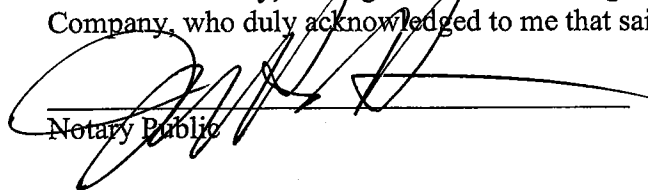
Autumn Ridge Development, LLC, a Utah Limited Liability Company

By: 

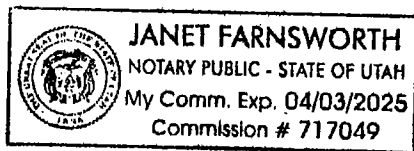
David J. Bromley, Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 9th day of May, 2022 by David J. Bromley, Manager of Autumn Ridge Development, L.L.C., a Utah Limited Liability Company, who duly acknowledged to me that said instrument was executed by authority.

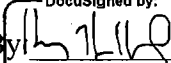


Notary Public



Accepted by the Grantee:

The Barry and Jennifer Hubbard Trust dated October 30, 1997

DocuSigned by:
By: 
Barry W. Hubbard, Trustee

DocuSigned by:
By: *Jennifer M. Hubbard*
Jennifer M. Hubbard, Trustee