When Recorded mail to: Jeron Cannon 9383 North Vernham Lane Eagle Mountain, UT 84005 File No. BT-19783 ENT 38477:2022 PG 1 of 1
Andrea Allen
Utah County Recorder
2022 Mar 28 04:02 PM FEE 40.00 BY MC
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Space above this line for recording data.

SPECIAL WARRANTY DEED

Fieldstone Scenic Mountain West, LLC a Delaware limited liability company of Draper, County of Salt Lake, State of Utah

GRANTOR(S)

Hereby Convey(s) and Warrant(s) against all claiming by, through, or under to

Jeron Cannon, Unmarried Man of Eagle Mountain, County of Utah, State of Utah

GRANTEE(S)

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN Utah COUNTY, STATE OF UTAH, to-wit:

Lot 109, Phase C, Plat 1, SCENIC MOUNTAIN SUBDIVISION, Eagle Mountain City, Utah County, Utah, according to the official plat thereof on file in the office of the Utah County Recorder's Office. (66:838:0109)

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2022 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 28th day of March, 2022.

:ss

Fieldstone Scenic Mountain West, LLC a Delaware limited liability company

Fieldstone Construction and Management Services, Inc.

By: Troy Gabler, Director

STATE OF Utah

COUNTY OF Salt Lake

On the 28th day of March, 2022, personally appeared before me Troy Gabler who being by me duly sworn did say for himself that the said Troy Gabler is the Director of Fieldstone Construction and Management Services, Inc., Managing Member of Fieldstone Scenic Mountain West, LLC a Delaware limited liability company, and said Troy Gabler signed on behalf of said Limited Liability Company by authority of a resolution of the management.

SPENCER D. BARTLETT

NOTARY PUBLIC-STATE OF UTAH

COMMISSION# 703358

COMM. EXP. 12-01-2022

TARY PUBLIC

When Recorded Return to: Fieldstone Scenic Mountain West, LLC 12896 S. Pony Express Road, Suite 400 Draper, UT 84020 Parcel 66:838:0109



ENT 63669:2022 PG 1 of 8 ANDREA ALLEN UTAH COUNTY RECORDER 2022 May 25 2:55 pm FEE 40.00 BY CH RECORDED FOR EAGLE MOUNTAIN CITY

QUIT-CLAIM DEED

FIELDSTONE SCENIC MOUNTAIN WEST, LLC a Delaware limited liability company, GRANTOR, of Salt Lake County, State of Utah, hereby quit-claims to JERON CANNON, Unmarried Man, GRANTEE, of Utah County, State of Utah, for the sum of ten dollars and other good an valuable consideration, the following described tract of land in Utah County, State of Utah:

A portion of the Southwest Quarter of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, and being more particularly described as follows:

Beginning at a point located S0°16'24"W along the section line 648.04 feet and East 827.77 feet from the West Quarter Corner of Section 16, T5S, R1W, S.L.B.& M.; thence N00°16'26"E 21.00 feet; thence S89°43'34"E 1.66 feet; thence S00°16'26"W 21.00 feet; thence N89°43'34"W 1.66 feet to the point of beginning.

Contains: ± 35 s.f.

In compliance with Utah Code § 10-9a-606, the forgoing conveyance of real property has been approved by Eagle Mountain City, Scenic Mountain Homeowners Association, Inc. and Fieldstone Scenic Mountain, LLC, and such approvals are attached hereto as Exhibits A, B, and C respectively.

WITNESS, the hand of said GRANTOR this 3rd dty of May, 2022.

FIELDSTONE SCENIC MOUNTAIN WEST, LLC

a Delaware limited liability company

By Jason Harris
Its: Assistant Secretary

STATE OF UTAH

) ss.

COUNTY OF SALT LAKE

I Windy Dayste, A Notary Public for the State of Utah, do hereby certify that Justin personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 27 day of May, 2022.

Mandy Dansey
Notary Public

MINDY DANSIE
Notary Public State of Utah
My Commission Expires on:
January 19, 2025
Comm. Number: 716224

EXHIBIT A

NOTICE OF APPROVAL OF LOCAL GOVERNMENT Pursuant to Utah Code 10-9a-606(5)(a)

RECITALS

A. Fieldstone Scenic Mountain West, LLC (the "Grantor") is the fee simple owner of the following described tract of land (hereinafter, the "Parcel") in Utah County, State of Utah:

A portion of the Southwest Quarter of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, and being more particularly described as follows:

Beginning at a point located S0°16'24"W along the section line 648.04 feet and East 827.77 feet from the West Quarter Corner of Section 16, T5S, R1W, S.L.B.& M.; thence N00°16'26"E 21.00 feet; thence S89°43'34"E 1.66 feet; thence S00°16'26"W 21.00 feet; thence N89°43'34"W 1.66 feet to the point of beginning.

- B. The Parcel was previously part of Association's common area, recorded as Scenic Mountain Phase C Plat 1 on August 2nd, 2021, in the office of the Utah County Recorder as Entry Number 134347:2021 and modified by a separate instrument.
- C. Utah Code § 10-9a-606 permits the Grantor to convey the Parcel to another person or entity upon approval of the local government. The Parcel is located within Eagle Mountain City limits and Eagle Mountain City has jurisdiction over zoning and development of the Parcel.

CERTIFICATION

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance of the Parcel from Fieldstone Scenic Mountain West, LLC to Jeron Cannon and certifies that Eagle Mountain City has granted approval of such conveyance.

IN WITNESS WHEREOF, the undersigned executes this NOTICE OF APPROVAL OF LOCAL GOVERNMENT as of this _______ day of May 2022.

		By: Name: Tom Hestminus. Title: Manon
STATE OF UTAH)	·
	SS.	
COUNTY OF UTAH)	
The foregoing inst Iom Hestimenelans in	rument was ack such person's o	conowledged before me this 19 day of May, 2022 by capacity as the Mayon of Eagle Mountain City.
		Notary Public

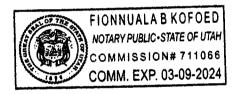


EXHIBIT B

NOTICE OF APPROVAL OF ASSOCIATION Pursuant to Utah Code 10-9a-606(5)(b)

RECITALS

A. Fieldstone Scenic Mountain West, LLC (the "Grantor") is the fee simple owner of the following described tract of land (hereinafter, the "Parcel") in Utah County, State of Utah:

A portion of the Southwest Quarter of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, and being more particularly described as follows:

Beginning at a point located S0°16'24"W along the section line 648.04 feet and East 827.77 feet from the West Quarter Corner of Section 16, T5S, R1W, S.L.B.& M.; thence N00°16'26"E 21.00 feet; thence S89°43'34"E 1.66 feet; thence S00°16'26"W 21.00 feet; thence N89°43'34"W 1.66 feet to the point of beginning.

- B. The Parcel was previously part of Association's common area, recorded as Scenic Mountain Phase C Plat 1 on August 2nd, 2021, in the office of the Utah County Recorder as Entry Number 134347:2021 and modified by a separate instrument.
- C. Utah Code § 10-9a-606 permits the Grantee to convey the Parcel to another person or entity upon approval of at least 67% of the voting interests of the Association.
- D. Pursuant to the Covenants, Conditions, and Restrictions for Scenic Mountain Homeowners Association recorded on October 24th, 2018, in the office of the Utah County Recorder as Entry Number 102187:2018, Fieldstone Scenic Mountain, LLC is the Declarant of the Association and such, holds all voting interests of the Association.

CERTIFICATION

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance of the Parcel from Fieldstone Scenic Mountain West, LLC to Jeron Cannon and certifies that the Association has received approval from Fieldstone Scenic Mountain, LLC, who holds more than 67% of the association's voting interest.

IN WITNESS WHEREOF, the unc	dersigned executes this NOTICE OF APPROVAL OF
ASSOCIATION as of this 3 day of 1	<u>1ay</u> , 2022.
	,
	SCENIC MOUNTAIN HOMEOWNERS
	ASSOCIATION, INC.
	a Utah nonprofit corporation
	a land the
	Jason Harris President
STATE OF UTAH)	Jason Hatris, President
state of oran	
COUNTY OF SALT LAKE)	V
•	
	nally appeared before me <u>Jason Harris</u> , who by me
	entative of the Scenic Mountain Homeowners Association,
Inc., and that he is authorized the execute this	is Notice of Approval
	#
BROOKLYN BARTLETT	Notary Public
NOTARY PUBLIC-STATE OF UTAN	1
15 M2072 151	
COMMISSION# 714578	
COMM. EXP. 10-08-2024	

EXHIBIT C

NOTICE OF APPROVAL OF DECLARANT Pursuant to Utah Code 10-9a-606(5)(c)

RECITALS

A. Fieldstone Scenic Mountain West, LLC (the "Grantor") is the fee simple owner of the following described tract of land (hereinafter, the "Parcel") in Utah County, State of Utah:

A portion of the Southwest Quarter of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, and being more particularly described as follows:

Beginning at a point located S0°16'24"W along the section line 648.04 feet and East 827.77 feet from the West Quarter Corner of Section 16, T5S, R1W, S.L.B.& M.; thence N00°16'26"E 21.00 feet; thence S89°43'34"E 1.66 feet; thence S00°16'26"W 21.00 feet; thence N89°43'34"W 1.66 feet to the point of beginning.

- B. The Parcel was previously part of Association's common area, recorded as Scenic Mountain Phase C Plat 1 on August 2nd, 2021, in the office of the Utah County Recorder as Entry Number 134347:2021 and modified by a separate instrument.
- C. Utah Code § 10-9s-606 permits the Grantee to convey the Parcel to another person or entity upon approval of the declarant during the period of administrative control.
- D. Pursuant to the Covenants, Conditions, and Restrictions for Scenic Mountain Homeowners Association recorded on October 24th, 2018, in the office of the Utah County Recorder as Entry Number 102187:2018, Fieldstone Scenic Mountain, LLC is the Declarant of the Scenic Mountain project and the period of administrative control by the declarant remains in effect.

CERTIFICATION

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance of the Parcel from Fieldstone Scenic Mountain West, LLC to Jeron Cannon and certifies that Fieldstone Scenic Mountain, LLC, as Declarant, approves the conveyance.

IN WITNESS WHE	REOF, the u	indersigned executes this NOTICE OF APPROVAL OF
DECLARANT as of this 3	_ day of _ <i>_</i> /	<u>May</u> , 2022.
•		
		Fieldstone Scenic Mountain, LLC,
		a Delaware limited liability company
		MON Nows
		/By/Jason(Harris
		/ Its: Assistant Secretary
STATE OF UTAH)	
	SS.	·
COUNTY OF SALT LAKE)	
		sonally appeared before me <u>Jason Harris</u> , who by representative of Fieldstone Scenic Mountain, LLC and that he
is authorized to execute this N	lotice of App	proval. A
BROOKLYN	BARTLETT	Notary Public
NOTARY PUBLIC		
COMMISSIO		/
	10-08-2024	