

WHEN RECORDED, RETURN TO:

K. HAWES ASSOCIATES, PLLC
Attn: Kurt Hawes, Partner
8483 Robidoux Road
Sandy, Utah 84093
SEND TAX NOTICE TO:
SDH Development, LLC
11369 Stoker Cove
South Jordan, Utah 84095

DOC # 20210014408

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
03/02/2021 10:59:27 AM Fee \$ 40.00
By K HAWES ASSOCIATES



**SPACE ABOVE FOR RECORDER'S USE
PARCEL ID NUMBER: SG-SRFR-2-21**

SPECIAL WARRANTY DEED

John R. Stevens and Kim L. Stevens, as Trustees of the Stevens Living Trust, dated September 15, 2016, GRANTORS, of South Jordan, Salt Lake County, State of Utah, for the sum of ten dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby **CONVEY AND WARRANT** against all claiming by, through, or under said Grantors, but not otherwise, to **SDH Development, LLC, GRANTEE,** a Utah limited liability company, having a mailing address of 11369 Stoker Cove, South Jordan, Utah 84095, all of their right, title and interest in and to the following described real property in Summit County, State of Utah:

SEE LEGAL DESCRIPTION ON EXHIBIT A, ATTACHED HERETO

TOGETHER WITH all improvements and appurtenances there unto belonging, and being **SUBJECT TO** all easements, covenants, restrictions, rights of way and reservations appearing as of record, and taxes for the year 2021, and thereafter.

WITNESS THE HANDS of said Grantors this 23rd day of December, 2020.

By: *John R. Stevens*
John R. Stevens
By: *Kim L. Stevens*
Kim L. Stevens

STATE OF UTAH)
 : ss.
County of Salt Lake)

On this 23rd day of December, 2020, personally appeared before me John R. Stevens and Kim L. Stevens, the signers of the within instrument, who being duly sworn did acknowledge to me that they did execute the same as ~~Trustees~~.

Kurt O. Hawes
NOTARY PUBLIC



Exhibit A

Special Warranty Deed

Lot Twenty-One (21), SOUTH RIM AT FOREMASTER RIDGE PHASE 2 SUBDIVISION,
according to the Official Plat thereof, on file in the Office of the Recorder of Washington
County, State of Utah.

Tax ID No.: SG-SRFR-2-21