

When Recorded mail to:
GRANTEE'S ADDRESS:

Connie L. & Chris Brosky
9817 North Aaron Avenue
Eagle Mountain, Utah 84005

ENT21482:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Apr 06 01:28 PM FEE 40.00 BY AC
RECORDED FOR National Title Agency of Utah, Inc.
ELECTRONICALLY RECORDED

Escrow No. 23-5169AB

[PARCEL ID #66-790-0212]

Special Warranty Deed

Spring Run Townhomes, LLC, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to Connie L. Brosky and Chris Brosky, Wife and Husband as Joint Tentants, GRANTEE, of the City of Eagle Mountain, County of Utah, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Utah, State of Utah:

Lot 212, PHASE C PLAT 2, SPRING RUN SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

SALE RESTRICTION AND EXCEPTIONS. Grantee hereby covenants and agrees that for a period ending twenty-four (24) months from the Closing Date, Grantee may not sell the Property or otherwise transfer title to the Property to any third party, provided that the Sale Restriction will not apply if one or more of the following occurs: (a) Grantee's employment requires a relocation of more than 50 miles from Grantee's current employment, (b) Grantee loses employment for more than thirty (30) consecutive days, (c) Grantee is party to a divorce decree, (d) Grantee and/or Grantee's spouse dies, or (e) Grantor consents in writing to such sale of the Property. The Sale Restriction shall automatically terminate in the event that Grantee's Lender obtains title to the Property through foreclosure or a deed in lieu of foreclosure.

SUBJECT TO easements, covenants, restrictions, rights-of-way and reservations appearing of record, and taxes for the year 2023, and thereafter.

WITNESS the hand of said GRANTOR, this 4 day of April, AD, 2023

Spring Run Townhomes, I.I.C,
a Utah limited liability company


BY: RBJ Corp, Inc.,
a Utah corporation, its Co-Manager



By: Ralph B. Johnson
Its: President and Secretary

STATE OF UTAH)
)SS.
COUNTY OF SALT LAKE)

On the 4th day of April, A. D. 2023, personally appeared before me Ralph B. Johnson, the President and Secretary of RBJ Corp, Inc., a Utah Corporation, the corporation that executed the within instrument, which corporation is a Co-Manager of Spring Run Townhomes, LLC, a Utah Limited Liability Company which corporate officer acknowledged to me that said corporation executed the within instrument pursuant to a resolution of its Board of Directors, both in its capacity as a corporation, and in its capacity as a Co-Manager of said Limited Liability and the said Ralph B. Johnson acknowledged to me that said corporation and limited liability company executed the same.


Notary Public

