

WHEN RECORDED MAIL TO:
Grantee
724 S. Deer View Circle
Fruit Heights, UT 84037

SPECIAL WARRANTY DEED

17-023076

Beta Systems, LC Grantor,
of Fruit Heights, County of Davis, State of Utah, hereby

CONVEY and WARRANT only as against all claiming by, through or under it to

Station Park 1152 LLC Grantee

of 724 S. Deer View Circle, Fruit Heights, UT 84037 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- the following described
tract of land in DAVIS County, State of Utah:

All of Unit 217, AVENUES AT THE STATION PHASE 2 PUD, according to the official plat thereof,
recorded in the office of the County Recorder of Davis County, Utah.

TOGETHER WITH a right of use and easement of enjoyment in and to the Common Areas and Limited
Common Areas and Facilities, which is appurtenant to said Unit as shown on the official recorded plat.
08-572-0217

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for
the year 2017 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 3rd day of July, 2017.

Beta Systems, LC

By: BF Harbor Family limited partnership,
its Manager

By: 
David W. Bates, General Partner

By: 
Rebecca M Bates, General Partner

PARTNERSHIP ACKNOWLEDGMENT

STATE OF UTAH)
)SS
COUNTY OF **Davis**)

THIS CERTIFIES that on this 3rd day of **July, 2017**, personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **David W. Bates and Rebecca M. Bates** known to me to be the persons named in and who executed the foregoing instrument as General Partners of **BF Harbor Family limited partnership** which is the Manager of **Beta Systems, LC**, a Utah limited liability company and further acknowledged to me to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this instrument freely and voluntarily for the purposes and use therein mentioned on behalf of the limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Before me:

BY *DALE SMITH*

Residing at: *Loyton, Utah*

My Commission Expires: *1-23-2020*

