



\*W3151525\*

WHEN RECORDED MAIL TO  
AND SEND TAX NOTICES TO:  
Brandon Lugo and Madysen Nyberg  
3896 South 3010 West  
West Haven, UT 84401

E# 3151525 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
10-May-21 11:41 AM FEE \$40.00 DEP DAC  
REC FOR: US TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

US Title Insurance Agency File No.:  
039846

## **SPECIAL WARRANTY DEED**

**Woodside Homes of Utah, LLC, Grantor**

of Salt Lake City, County of Salt Lake, State of Utah,

hereby CONVEYS and SPECIALLY WARRANTS against all claiming under or through Grantor, to

**Brandon Lugo and Madysen Nyberg, husband and wife as joint tenants, Grantee**

of West Haven, County of Weber, State of Utah, for the sum of

Ten Dollars and other good and valuable considerations

the following described tract of land in Weber County, State of Utah, together with all rights and privileges appurtenant thereto, to wit:

All of Lot 23, SALT POINT SUBDIVISION, West Haven City, Weber County, Utah, according to the Official Plat thereof.

Situated in Weber County, State of Utah

APN: 08-621-0023

Subject to Easements, Covenants, Restrictions, Rights, Rights of Way, and Reservations appearing of record and general and special taxes for the year 2021 and each year thereafter.

AND the Grantor hereby binds itself to warrant and defend the title as against the acts of Grantor and no other, subject to the matters above set forth.

WITNESS the hand of said grantors, this 28th day of April, 2021.

Woodside Homes of Utah, LLC

BY: Ashley Miller  
Ashley Miller  
Authorized Agent

State of Utah )  
 )ss.  
County of Salt Lake )

On the 28th day of April, 2021, personally appeared before me Ashley Miller, who being by me duly sworn did say, that he/she, the said Ashley Miller is the Authorized Agent of Woodside Homes of Utah, LLC and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Company executed the same.

Susan M. Gallegos  
Notary Public

