

WHEN RECORDED MAIL TO:
Grantee
2991 S RED PINE DR
Saratoga Springs, UT 84045
U.S. Title #000375
RESPA

SPECIAL WARRANTY DEED

Woodside Homes of Utah, LLC, a Utah limited liability company, Grantor

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

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

Richard Jardine and Victoria Jardine, husband and wife as joint tenants, Grantee

of Saratoga Springs, County of Utah, State of Utah, for the sum of

Ten Dollars and other good and valuable considerations-----

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

Lot 2304, The Village of Fox Hollow Plat Neighborhood 2-Phase 3A Amended, PUD, as said Lots are identified in the Amended plat of said Development, recorded in Utah County, Utah as Entry No. 71292:2015 and in the Declaration of Covenants, Conditions, Restrictions, Reservations, and Easements recorded in Utah County, Utah October 2, 2015, as Entry No. 90796:2015, and any and all amendments thereto.

Together with a right and easement of use and enjoyment in and to the Common Area described, and as provided for, in said Declaration of Covenants, Conditions, Restrictions, Reservations, and Easements, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot.

Tax ID: 54-309-0304

Subject to Easements, Covenants, Restrictions, Rights, Rights of Way, and Reservations appearing of record and general and special taxes for the year 2019 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 15 day of April, 2019.

Woodside Homes of Utah LLC, a Utah limited liability company

Cher Miller
By: Cher Miller, Authorized Agent

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

On the 15 day of April, 2019, personally appeared before me Cher Miller, who being by me duly sworn did say, that she, the said Cher Miller is the Authorized Agent of Woodside Homes of Utah, LLC, a Utah limited liability company 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.

[Signature]
Notary Public

