



W3271151

Tax Notice to Grantee

5730 South 1475 East
Suite 200
Ogden, Utah 84403

File Number: 2267989MLH

E# 3271151 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
26-Jan-23 1031 AM FEE \$40.00 DEP SLV
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

THIS DEED, is made and entered into, by and between, **Ken R. Crockett, John W. Hansen, Mark S. Koehler and Kyle Crockett**, ("Grantor"), in favor of:

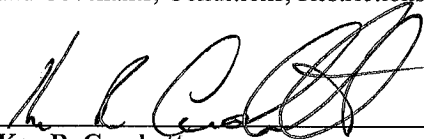
JH Patriot, L.L.C., a Utah Limited Liability Company, as to an undivided 42.50% interest;
Patriot KT, LLC, a Utah Limited Liability Company, as to an undivided 19.17% interest;
Patriot KC, LLC, a Utah Limited Liability Company, as to an undivided 19.17% interest;
Patriot MT, LLC, a Utah Limited Liability Company, as to an undivided 19.16% interest;
("Grantee").

For good and valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds, and warrants unto Grantee against all claiming by through or under the acts of the Grantor, all of their, right, title, and interest in that certain tract of land, situated in Weber County, State of Utah, more particularly described as:


See Description of Subject Property on Exhibit "A", attached hereto
Weber County, State of Utah, Tax Parcel Numbers:
18-165-0001; 18-165-0002; 18-166-0001; 18-166-0002; 18-166-0003

TOGETHER WITH: Improvements located thereon, and water rights appurtenant to the subject property including but not limited to sub-surface rights, wells, springs, decreed, rented, contracted or rights held in a private water company, ditch company or irrigation company and the respective stock ownership therein.

SUBJECT TO: County and/or City taxes not delinquent, Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements and Reservations now of Record.




Ken R. Crockett Date 1-26-23



John W. Hansen Date 1-26-23



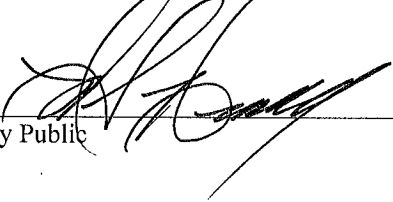
Mark S. Koehler Date 1-26-23



Kyle Crockett Date 1-26-23

State of Utah
County of Weber

On this the 26 day of **January 2023**, **Ken R. Crockett**, acknowledged to me, a Notary Public, in the State of Utah, that he executed this document on the stated date of his own free will and accord.




Notary Public



State of Utah
County of Weber

On this the 26 day of **January 2023**, **John W. Hansen**, acknowledged to me, a Notary Public, in the State of Utah, that he executed this document on the stated date of his own free will and accord.

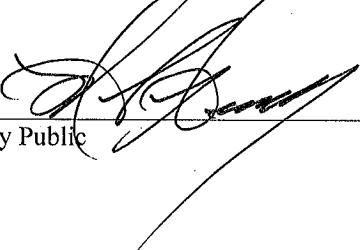


Notary Public

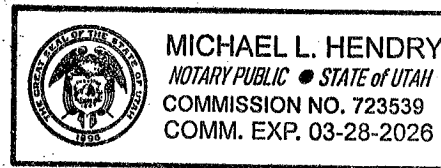


State of Utah
County of Weber

On this the 26 day of **January 2023**, **Mark S. Koehler**, acknowledged to me, a Notary Public, in the State of Utah, that he executed this document on the stated date of his own free will and accord.

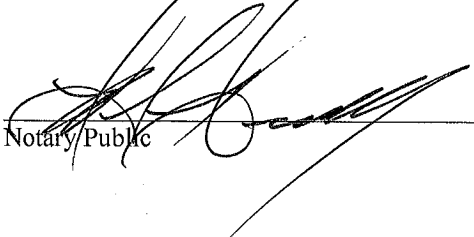


Notary Public



State of Utah
County of Weber

On this the 26 day of **January 2023**, **Kyle Crockett**, acknowledged to me, a Notary Public, in the State of Utah, that he executed this document on the stated date of his own free will and accord.



Notary Public



EXHIBIT A

File No.: 2267989MLH

LEGAL DESCRIPTION

Lots 1 and 2, TOWNS AT PATRIOT POINTE SUBDIVISION PHASE 1A, and Lots 6, 7 and 8, TOWNS AT PATRIOT POINTE SUBDIVISION PHASE 2, all being part of Lot 1, PATRIOT POINTE SUBDIVISION PHASE "A". and a part of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).

The following is for informational purposes only:

- Tax ID No. 18-165-0001
- Tax ID No. 18-165-0002
- Tax ID No. 18-166-0001
- Tax ID No. 18-166-0002
- Tax ID No. 18-166-0003