

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

E 3507268 B 8133 P 305-306
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/14/2022 10:09 AM
FEE \$40.00 Pgs: 2
DEP RT. REC'D FOR WDG SYRACUSE LLC

WHEN RECORDED RETURN TO:
Rosenberg, Mendlin & Rosen, LLP
528 Colorado Avenue
Santa monica, California, 90401-2408

SPECIAL WARRANTY DEED

THE GRANTOR(S),

- WDG syracuse LLC (Wright Development Group), Spencer Wright, CEO/President,

for and in consideration of: \$10.00 grants, bargains, sells, conveys and specially warrants to the
GRANTEE(S):

- Brooke Hopkins, 28650 Heather Lane, Castaic, Los Angeles County, California, 91384,
the following described real estate, situated in 368 S 2000 W,, Syracuse, in the County of Davis,
State of Utah, 84075:

Legal Description:

PARCEL#120350124

**BEG AT A PT ALG THE SEC LINE 1750 FT N & W 40.54 FT FR SE COR SE 1/4 SEC 4-
T4N-R2W, SLB&M; TH W 718.46 FT; TH N 120 FT; TH E 718.46 FT; TH S'LY ALG THE
ARC OF A 7162.31 FT RADIUS CURVE TO THE RIGHT A DIST OF 120.14 FT (LC
BEARS S 02°44'10" E 120.14 FT) TO POB. CONT. 1.972 ACRES (NOTE: THIS
REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE
FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)**

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, the Grantor hereby covenants with the Grantee(s) the following:

1. Covenant of Seisin: The Grantor has the right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no encumbrances upon the property other than those that have been already disclosed to the Grantee.
4. Covenant of Warranty: The Grantor guarantees to the Grantee and the Grantee's heirs, executors and administrators that they shall have full possession of the property and not be ejected from the premises.

Tax Parcel Number: 120350124

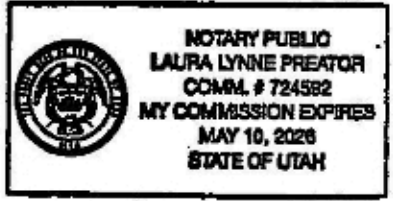
Grantor Signatures:

DATED: 9/1/2022

Spencer Wright
 Spencer Wright, CEO/President, on behalf of
 WDG syracuse LLC
 1178 legacy crossing blvd. suite 100
 Westpoint, Utah, 840141

STATE OF UTAH, COUNTY OF DAVIS, ss:

This instrument was acknowledged before me on this: 1st day of September, 2022 by Spencer Wright, CEO/President, on behalf of WDG syracuse LLC.



Laura Lynne Preator
 Notary Public
 Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 5/10/2026