

E 3542052 B 8326 P 609
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/29/2023 03:22:05 PM
FEE: \$40.00 Pgs: 1
DEP eCASH REC'D FOR: LINCOLN TITLE
INSURANCE AGENCY

File No. 040008

Mail Tax Notice to Grantee and
When Recorded Return to:

Grantee
520 N Kays Dr.
Kaysville, UT 84037

84017645-38

SPECIAL WARRANTY DEED

Capital Reef Management, LLC, a Utah limited liability company, "Grantor",

hereby CONVEYS and WARRANTS against all claiming by, through, or under it to:

Ovation Homes, LLC, "Grantee",

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Davis County, State of Utah:

LOT 803, HARVEST FIELDS PRUD - PHASE 8, WEST POINT CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

15-122-0803

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 or enforceable in law or equity.

WITNESS, the hand of said grantor, this 29 day of August, 2023

Capital Reef Management, LLC

By:




Brad L. Frost, Manager

STATE OF UTAH

)ss.

COUNTY OF Davis)

On the 29 day of August, 2023 personally appeared before me, Brad L. Frost, who did say that he is a Manager of Capital Reef Management, LLC, that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of Brad L. Frost and that he duly acknowledged to me that said Limited Liability Company executed the same.



Notary Public

My Commission Expires: 8-8-24

Residing at: Ogden Utah

