

3583683
BK 8567 PG 288

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:
Tanner Scherwinski and Jamie Scherwinski
254 East 950 North
Kaysville, UT, 84037

E 3583683 B 8567 P 288-291
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/20/2024 02:06:10 PM
FEE: \$40.00 Pgs: 4
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

179501-LMP

Tax Parcel/Serial No. 09-438-0419

SPECIAL WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company, Grantor, of South Jordan, UT, hereby conveys and warrants against all persons and entities claiming by, through, or under it to Tanner Scherwinski and Jamie Scherwinski, husband and wife as joint tenants, Grantee, the following described real property which is located in Layton, Utah and is more particularly described as follows:

See Exhibit "A", attached hereto, which is incorporated herein (the "Property"),

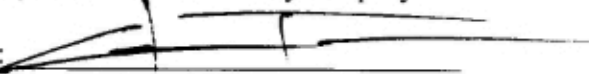
together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property; and

SUBJECT ONLY TO: Non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

[SIGNATURE PAGE FOLLOWS]

Dated as of the 19 day of August, 2024.

CENTURY LAND HOLDINGS OF UTAH,
LLC, a Utah limited liability company

By: 
Name: CHASE TURNER
Title: VICE PRESIDENT

State of _____)
 :ss
County of _____)

see attached

The foregoing instrument was acknowledged before me this _____ day of August, 2024, by _____ of CENTURY LAND HOLDINGS OF UTAH, LLC, a Utah limited liability company.

Notary Public

Residing at: _____

My commission expires:

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Exhibit A

Legal Description

Lot 419R, VISTAS AT EASTGATE SUBDIVISION PHASE 4, according to the official plat thereof as recorded in the office of the Davis County Recorder.