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BK 8651 PG 52

E 3599758 B 8651 P 52-54  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/20/2024 09:12:12 AM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: FIRST AMERICAN TITLE -  
LEGEND HILLS

Recording Requested by:  
First American Title Insurance Company  
1795 E Legend Hills Drive, Ste 100  
Clearfield, UT 84015  
(801)825-1313

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Capital Homes, LLC  
550 South 1625 West  
Layton, UT 84041

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **SPECIAL WARRANTY DEED**

(CORPORATE FORM)

Escrow No. **14253-6338940 (lv)**  
A.P.N.: **15-131-0028**

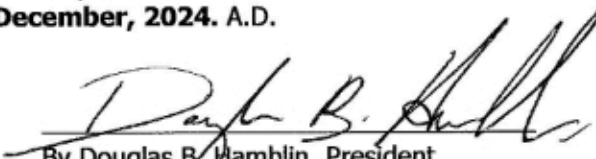
**Hamblin Investments, Inc. and Capital Homes, LLC and Talent's Mite, LLC** a corporation organized and existing under the laws of the State of Utah with its principal office at **2335 E 2400 N, Layton, UT 84040** of **Davis** County, State of **UT**, grantor(s) hereby CONVEY(S) AND WARRANT(S) against all claiming by, through or under it to

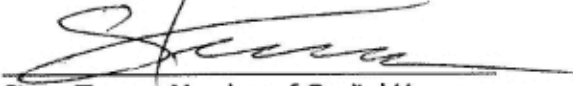
of **Capital Homes, LLC**, Grantee of **Layton, UT**, for the sum of **Ten** DOLLARS, the following described tract of land in **Davis** County, State of **UT**:

**Lot 28, HAMBLIN ESTATES SUBDIVISION PHASE 2, according to the Official Plat thereof on file and of record in the Davis County Recorder's office.**

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 19 day of **December, 2024**. A.D.

  
By Douglas B. Hamblin, President

  
Steve Turner, Member of Capital Homes, LLC

  
Steve Turner, Authorized Signer of Talent's Mite, LLC

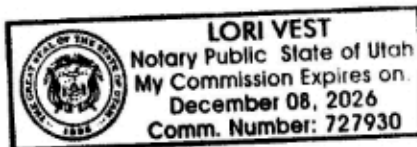
STATE OF Utah )  
County of Davis ) ss.

On 12/19/2024, before me, the undersigned Notary Public, personally appeared **Douglas B. Hamblin, President of Hamblin Investments, Inc.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 12/8/26

  
\_\_\_\_\_  
Notary Public




STATE OF Utah )  
County of Davis ) ss.

On 12-19-2024, before me, the undersigned Notary Public, personally appeared Steve Turner, Member of Capital Homes, LLC and Steve Turner, Authorized Signer of Talent's Mite, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 12/8/26

  
\_\_\_\_\_  
Notary Public

