ENT 38477:2022 PG 1 of 1
Andrea Allen
Utah County Recorder
2022 Mar 28 04:02 PM FEE 40.00 BY MC
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

When Recorded mail to:
Jeron Cannon
9383 North Vernham Lane
Eagle Mountain, UT 84005
File No. BT-19783

Space above this line for recording data.

SPECIAL WARRANTY DEED

Fieldstone Scenic Mountain West, LLC a Delaware limited liability company of Draper, County of Salt Lake, State of Utah — GRANTOR(S)

Hereby Convey(s) and Warrant(s) against all claiming by, through, or under to

Jeron Cannon, Unmarried Man of Eagle Mountain, County of Utah, State of Utah — GRANTEE(S)

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN Utah COUNTY, STATE OF UTAH, to-wit:

Lot 109, Phase C, Plat 1, SCENIC MOUNTAIN SUBDIVISION, Eagle Mountain City, Utah County, Utah, according to the official plat thereof on file in the office of the Utah County Recorder's Office. (66:838:0109)

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2022 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 28th day of March, 2022.

Fieldstone Scenic Mountain West, LLC a Delaware limited liability company

Fieldstone Construction and Management Services, Inc.
By: Troy Gabler, Director

STATE OF Utah)
:ss
COUNTY OF Salt Lake)

On the 28th day of March, 2022, personally appeared before me Troy Gabler who being by me duly sworn did say for himself that the said Troy Gabler is the Director of Fieldstone Construction and Management Services, Inc., Managing Member of Fieldstone Scenic Mountain West, LLC a Delaware limited liability company, and said Troy Gabler signed on behalf of said Limited Liability Company by authority of a resolution of the management.

NOTARY PUBLIC

SPENCER D. BARTLETT
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 703358
COMM. EXP. 12-01-2022