

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:

Ent 428632 Page 1 of 3
Date: 23-Jun-2022 03:18PM
Fee: \$40.00
Filed By: JS
Josie Stilson, Recorder
EMERY COUNTY CORPORATION
For: KENSINGTON VANGUARD

RFK Ferron, LLC
1835 S. Hwy 89
Perry, UT 84302

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

SPECIAL WARRANTY DEED

Escrow No: **NCS-1131496-SLC1 (AW)**
A.P.N.: **01-0128-0007**

CAP Investment Properties II, LLC, Grantor, of Los Angeles, County, State of CALIFORNIA, hereby CONVEYS to **RFK Ferron, LLC**, Grantee, with an address of 1835 S. Hwy 89, Perry, UT 84302, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Emery** County, State of **Utah**:

ALL OF LOT 2 IN BLOCK 14, FERRON TOWNSITE SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TAX PARCEL #: 01-0128-0007

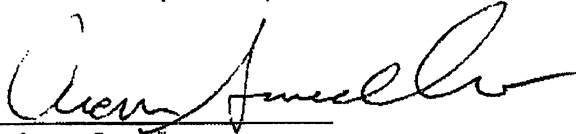
TOGETHER with all buildings and improvements thereon and all easements rights-of-way, rights of ingress and egress, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining, including, without limitation, Grantor's estate and interest as lessor in and to any leases and guarantees of leases appertaining to said parcel of land and premises, and all other interests in, on, across, in front of, abutting, adjoining, or otherwise benefitting the Land (herein collectively with the Land called the "Property").

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its legal representatives, successors, and assigns forever.

Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

Witness, the hand(s) of said Grantor(s), this 16th OF JUNE, 2022

CAP Investment Properties II, LLC

By: 
Name: Aaron Swerdlow
Its: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
County of _____) ss.

On _____, before me, _____, a Notary Public, personally appeared _____ who 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 by 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.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature of Notary

(Affix seal here)

AF

SEE ATTACHED
CERTIFICATE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

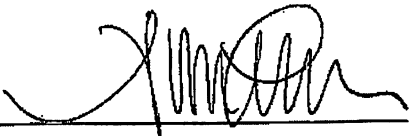
State of California
County of Los Angeles)

On June 16, 2022 before me, Athena Flores, Notary Public
(insert name and title of the officer)

personally appeared Aaron Swerdlow
who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

