

Andrea Allen

Utah County Recorder

2022 May 02 04:15 PM FEE 40.00 BY AR

RECORDED FOR Vanguard Title Insurance Agency, LLC-Draper
ELECTRONICALLY RECORDED

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to and
WHEN RECORDED RETURN TO:
TFC Geneva Rd, LLC
199 & 221 N Geneva Rd
Orem, UT 84059
File No.: 76077-JS

SPECIAL WARRANTY DEED

GRANTOR(S): **X Development LLC**

hereby CONVEY(S) and WARRANT(S) only as against all claiming by though or under it to:

GRANTEE(S): **TFC Geneva Rd, LLC**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of UTAH:

Parcel 1:

Lot 2, GENEVA RETAIL FRONTAGE SUBDIVISION, according to the Official Plat thereof, on file and of record in the Office of the Utah County Recorder.


Parcel 2:

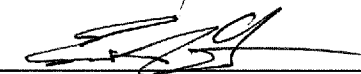
Lot 3, GENEVA RETAIL FRONTAGE SUBDIVISION, according to the Official Plat thereof, on file and of record in the Office of the Utah County Recorder.

Tax Parcel No.: 40-513-0003 and 40-513-0002

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 2 day of May, 2022.

X Development LLC

BY: 
Steve Hutchings as manager of SA Investments, LLC, as manager of X Development LLC

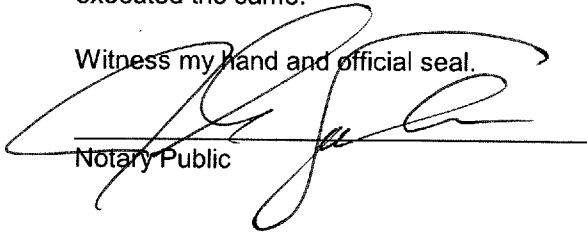
BY: 
Eric Towner as manager of Cordoba Capital, LLC, as manager of X Development LLC

State of Utah }
 }ss.

County of Utah }

On this 2 day of May, 2020, personally appeared before me Steve Hurchings as manager of SA Investments, LLC and Eric Towner as manager of Cordoba Capital, LLC, as manager of X Development LLC, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.


Notary Public

