

NTUT-93167

When Recorded Mail To:

Rodney Pearson and Elayne Pearson, Trustees of The Pearson Family Trust, dated November 22, 2005  
10365 North 6960 West  
Highland, UT 84003

## SPECIAL WARRANTY DEED

### Estates of Traverse Mountain, LLC

a Utah Limited Liability Company organized and existing under the laws of the state of UT, with its principal office at 95 W 100 S #340, Logan, UT 84321, Grantor(s), hereby **CONVEY AND WARRANT** against all claims by, through, or under it to

### Rodney Pearson and Elayne Pearson, Trustees of The Pearson Family Trust, dated November 22, 2005

Grantee(s) of Highland, County of Utah, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of UT:

LOT 126, SEASONS ESTATES PLAT "A" AS SHOWN BY THE OFFICIAL PLAT THEREOF RECORDED AUGUST 27, 2018 AS FILING NO. 81441-2018 MAP NUMBER 16215 IN THE OFFICE OF THE RECORDER OF UTAH COUNTY, UTAH.

(66-646-0126)

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under an Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

In witness whereof, the Grantor has executed this instrument by its duly authorized officer(s) this June 19, 2019.

Estates of Traverse Mountain, LLC  
A Utah Limited Liability Company

  
By: Estates Management, LLC

Its: Manager

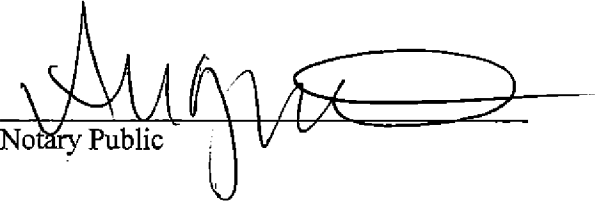
By: Sean Alibrando

Its: Manager

ENT 55799:2019 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2019 Jun 19 01:03 PM FEE 40.00 BY DA  
RECORDED FOR Northern Title Company  
ELECTRONICALLY RECORDED

State of UT )  
County of Salt Lake )ss:

On June 19, 2019, personally appeared before me **Sean Alibrando**, who before me duly sworn did say, that he is the Manager of Estates Management, LLC, who is the Manager of Estates of Traverse Mountain, LLC, a Utah Limited Liability Company, and that the within foregoing instrument was signed in behalf of said LLC by authority of an Operating Agreement and the aforesaid individual acknowledged to me that said corporation executed the same.

  
Notary Public

