

When recorded mail to (Tax Mailing Address):

Grantee
960 South 1300 East
Bountiful, UT 84010
MTC File No. 332851

SPECIAL WARRANTY DEED

Roth Holdings, LLC, a Utah limited liability company (as to Lots 108, 109, 110, 111, 112, 113, 114, 115, 122, 123, 124, 125, 126, 127, 139, 140, 141, 142, 143, 144); and
KRK Construction, LLC, a Utah limited liability company (as to Lots 102, 103, 104, 105, 106, 107, 116, 117, 118, 119, 120, 121, 128, 129, 130, 131 and 132); and
KIRA Holdings, LLC, a Utah limited liability company (as to Lots 133, 134, 135, 136, 137 and 138), GRANTORS, for good and valuable consideration, hereby CONVEY and WARRANT against all who claim by, through, or under the grantor to

Ty Gwyn Family, LP, a Utah limited partnership,

as GRANTEE, the following real property located in Tooele County, State of Utah, described as:

Lots 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143 and 144, Mountain Valley Townhomes, according to the plat thereof as recorded in the office of the Tooele County Recorder.

Tax Parcel No. 21-095-0-0102 THROUGH 21-095-0-0144

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

This Deed is executed in Counterparts

See attached signature pages

Counterpart No. 2
Warranty Deed – Mountain Valley Townhomes

In witness whereof, the grantor has executed this instrument this 31st day of July, 2023.

KRK Construction, LLC, a Utah limited liability company

Robert C. Olsen
Robert C. Olsen, Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 31st day of July, 2023, by Robert C. Olsen, as Manager of KRK Construction, LLC, a Utah limited liability company, who duly acknowledged that the foregoing was executed by authority.

Carie Young
Notary Public

