

WHEN RECORDED MAIL TO:  
Grantee  
135 East 540 North  
Vineyard, UT 84058  
U.S. Title #UT80825SG

**SPECIAL WARRANTY DEED**

**Woodside Homes of Utah, LLC, a Utah limited liability company,** **Grantor**

of Salt Lake City, County of Salt Lake, State of Utah,

hereby CONVEYS and SPECIALLY WARRANTS against all claiming under or through Grantor, to

**Fidias A. Penate Jr. and Julia M. Penate, Husband and Wife,** **Grantee**

of Vineyard, County of Utah, State of Utah, for the sum of

Ten Dollars and other good and valuable considerations-----

the following described tract of land in Utah County, State of Utah, together with all rights and privileges appurtenant thereto, to-wit:

Lot 137, Plat "B", Waters Edge, Phase 5 Subdivision, Vineyard, Utah, according to the Official Plat thereof, on file and of record in the Utah County Recorder's Office.

Parcel I.D. # 55-815-0137

Subject to Easements, Covenants, Restrictions, Rights, Rights of Way, and Reservations appearing of record and general and special taxes for the year 2017 and each year thereafter.

AND the Grantor hereby binds itself to warrant and defend the title as against the acts of Grantor and no other, subject to the matters above set forth.

