WHEN RECORDED MAIL TO: Grantee 135 East 540 North Vineyard, UT 84058 U.S. Title #UT80825SG ENT 61569: 2017 PG 1 of 2

Jeffery Smith

Utah County Recorder

2017 Jun 26 04:02 PM FEE 12.00 BY DA

RECORDED FOR US Title Insurance Agency
ELECTRONICALLY RECORDED

## 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.

WITNESS the hand of said grantors, this \_\_\_\_\_\_ day of June, 2017.

Woodside Homes of Utah LLC, a Utah limited liability company

By: Cher Miller, Authorized Agent

State of Utah ) )ss.
County of Salt Lake )

On the day of June, 2017, personally appeared before me Cher Miller, who being by me duly sworn did say, that she, the said Cher Miller is the Authorized Agent of Woodside Homes of Utah, LLC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Company executed the same.

Notary Public

Commission Expires: 10-02-2017

Residing at: Syracuse, UT

