

ACCOMMODATION ONLY

MAIL TAX NOTICE TO:  
JAMES R. WEBB  
PO BOX 46  
FAIRVIEW, WY 83119

ENT 67856:2023 PG 1 of 1  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Oct 13 03:23 PM FEE 40.00 BY MC  
RECORDED FOR Union Title  
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY \_\_\_\_\_

# SPECIAL WARRANTY DEED

(LLC Form)

**ARROW RIDGE HOMES, LLC, a Utah Limited Liability Company**

GRANTOR(S)

OF AMERICAN FORK, COUNTY OF UTAH, STATE OF UTAH  
HEREBY CONVEYS AND WARRANTS AGAINST THE ACTS OF THE GRANTOR ONLY TO:

**JAMES R. WEBB**

GRANTEE(S)

OF FAIRVIEW, COUNTY OF LINCOLN, STATE OF WYOMING

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY,  
STATE OF UT:

**68-073-0007 & 68-073-0008**


**LOTS 7 & 8, HUNTING FARMS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF  
RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.**

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES  
FOR THE YEAR 2023 AND THEREAFTER.

THE OFFICERS WHO SIGN THIS DEED HEREBY CERTIFY THAT THIS DEED AND THE TRANSFER REPRESENTED  
THEREBY WAS DULY AUTHORIZED UNDER RESOLUTION DULY ADOPTED BY THE MANAGERS AND/OR  
MEMBERS OF THE GRANTOR AT A LAWFUL MEETING DULY HELD AND ATTENDED BY ALL NECESSARY  
PARTIES.

IN WITNESS WHEREOF, THE GRANTOR HAS CAUSED ITS NAME AND SEAL TO BE HEREUNTO AFFIXED BY ITS  
DULY AUTHORIZED OFFICER(S) AND/OR AGENTS THIS 13 DAY OF OCTOBER, 2023

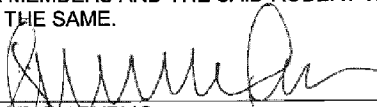
ARROW RIDGE HOMES, LLC

  
\_\_\_\_\_  
BY: ROBERT WEBB  
ITS: MANAGER

STATE OF UTAH            )  
                                  :SS  
COUNTY OF UTAH)

ON THE 13 DAY OF OCTOBER, 2023 PERSONALLY APPEARED BEFORE ME, ROBERT WEBB, THE SIGNER OF  
THE WITHIN INSTRUMENT, WHO BEING BY ME DULY SWORN DID SAY, EACH FOR HIMSELF, THAT THE SAID  
ROBERT WEBB, IS THE MANAGER AND/OR A DULY-AUTHORIZED OFFICER OF ARROW RIDGE HOMES, LLC,  
AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY  
AUTHORITY OF A RESOLUTION OF ITS MANAGERS AND/OR MEMBERS AND THE SAID ROBERT WEBB,  
ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

ACCOMMODATION RECORDING ONLY.  
UNION TITLE INSURANCE AGENCY, LLC  
MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENTS.

  
\_\_\_\_\_  
NOTARY PUBLIC  
