



When Recorded Return To:

Hawkmoon Holdings, LLC
Attn: Tyler Horan
42 E. 1100 S., Suite 1B
American Fork, Utah 84003

ENT 89252# 2024 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 18 01:06 PM FEE 40.00 BY KR
RECORDED FOR HORAN, NATHAN

SPECIAL WARRANTY DEED

M&J PROPERTY HOLDINGS, LLC, a Utah limited liability company (“Grantor”) of American Fork, Utah, hereby CONVEYS and WARRANTS against all who claim by, through, or under Grantor, but not otherwise, to

HAWKMOON HOLDINGS, LLC, a Utah limited liability company (“Grantee”) of American Fork Utah, for the sum of ten and no/100 dollars (\$10.00) and other good and valuable consideration, the following described tract of real property in Utah County, State of Utah:

LOT T-365, ROCKWELL RANCH BLOCK 3 PHASE 2, according to the official plat thereof as recorded in the office of the Utah County Recorder.

UTAH COUNTY TAX ID: 51-676-0365 (for reference purposes only)

SUBJECT TO: Property taxes for the current year and thereafter; covenants, conditions, restrictions, reservations, and easements of record or otherwise enforceable in law or equity; and all applicable zoning laws and ordinances.

DATED: 12-18-2024

GRANTOR:

M&J Property Holdings, LLC

By: [Signature]

Name: Tyler Horan

Title: Manager

STATE OF UTAH)

ss.

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 18 day of December, 2024, by Tyler Horan as Manager of M&J Property Holdings, LLC.

[Signature]

Notary Public

