

Mail tax notice to: Grantees  
Address: 7401 East 500 North, Huntsville, Utah 84317



\*W3218079\*

## WARRANTY DEED

(Special)

**Mountain Dreams, LLC**, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, an undivided one-half (½) interest as a tenant in common to **JEFFRY R. BURTON in his capacity as Trustee in Trust of the Jeffry R. Burton Living Trust dated October 13, 1988, as amended**, and an undivided one-half (½) interest as a tenant in common to **LINDA G. BURTON in her capacity as Trustee in Trust of the Linda G. Burton Living Trust dated October 13, 1988, as amended**, Grantees, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration, in the following described tracts ("Tracts") of land in Weber County, State of Utah, to-wit:

**All of Lot 1**, Family Dreams Subdivision, Weber County, Utah. [ Parcel 21-163-0001]

**All of Lot 2**, Family Dreams Subdivision, Weber County, Utah. [ Parcel 21-163-0002]

**All of Lot 3**, Family Dreams Subdivision, Weber County, Utah. [ Parcel 21-163-0003]

**All of Remnant Parcel A**, Family Dreams Subdivision, Weber County, Utah.

[Parcel 21-163-0004]

**All of Remnant Parcel B**, Family Dreams Subdivision, Weber County, Utah.

[Parcel 21-163-0005]

SUBJECT TO taxes for the year 2022 and subsequent years.

SUBJECT TO AND TOGETHER WITH the respective benefits and obligations of a **Shared Well Agreement and Grant of Non-Exclusive Mutual Easements** dated May 12, 2021, and recorded May 13, 2021, as Entry Number 3152691 in the office of the Weber County Recorder to run with Lots 1 and 2 as set forth therein.

SUBJECT TO covenants, conditions and restrictions on the Tracts, or any part thereof.

SUBJECT TO a prescriptive easement, if such exists, for the Crooked Creek Irrigation Company Ditch which crosses the Tract.

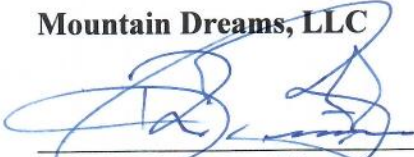
TOGETHER WITH all appurtenances thereunto belonging, including water rights and/or shares, including water shares in the Crooked Creek Irrigation Company and rights to the use of water therefrom.

This deed is hereby made expressly subject to all valid, existing and recorded encumbrances, restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of

whatever nature, if any, and is expressly subject to all valid municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the Tract described herein.

WITNESS the hand of said grantors this 13<sup>th</sup> day of February, A.D. 2022


**Mountain Dreams, LLC**

  
By J. R. Burton, a Manager

  
L. G. Burton, a Manager

STATE OF UTAH     )  
                              : ss.  
County of Weber    )

On this 13<sup>th</sup> day of February, 2022 before me, a notary public in and for the State of Utah, personally appeared **J. R. Burton and L. G. Burton in their capacity as Managers of Mountain Dreams, LLC**, a Utah limited liability company, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same and in such capacity.

  
Notary Public  
Residing At: Ogden, Utah

My Commission Expires: 03/13/2023



SPECIAL WARRANTY DEED

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