ENT 102298:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Sep 21 10:58 AM FEE 40.00 BY MG
RECORDED FOR First American - Union Heights Center
ELECTRONICALLY RECORDED

Recording Requested by: First American Title Insurance Company 7730 S Union Park Ave, Ste 650 Midvale, UT 84047 (801)255-4800

Mail Tax Notices to and AFTER RECORDING RETURN TO: The Bimshire Living Trust Dated April 15, 2022, and any Amendments Thereto 2021 North Hidden Creek Dr Lehi, UT 84043

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## **SPECIAL WARRANTY DEED**

Escrow No: 394-6240609 (PE)

A.P.N.: 55-460-0016

Janice Holder, Trustee or her Successors in Interest, of The Bimshire Living Trust Dated April 15, 2022, and any Amendments Thereto, Grantor, of Lehi, Utah County, State of UT, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Janice Holder**, Grantee, of **Lehi**, **Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

LOT 16, PLAT A, WOODS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

A.P.N.: 55-460-0016

(Printed Name)

My Commission expires: June

Special Warranty Deed - continued

File No.: 394-6240609 (PE)

Witness, the hand(s) of said Grantor(s), this <u>September 20, 2022</u> Janice Holder, Trustee ENT 102298:2022 PG 2 of 2 STATE OF COUNTY OF On September 20, 20 22, personally appeared before me, Janice Holder, Trustee or her Successors in Interest, of The Bimshire Living Trust Dated April 15, 2022, and any Amendments Thereto, the signer of the within instrument, who duly acknowledged to me that he executed the same. MADALYN FENN Notary Public - State of Utah Comm. No. 725262 My Commission Expires on Jun 15, 2026

15, 2026