

Mail Recorded Deed & Tax Notice To:  
Timothy Wade Bingham and Yuka Miyagi  
1103 West Union Bench Drive  
Mapleton, UT 84664

ENT 120047 : 2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Nov 23 12:28 PM FEE 40.00 BY MC  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



File No.: 163887-EDZ

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## SPECIAL WARRANTY DEED

**Century Communities of Utah, LLC, a Utah limited liability company**

**GRANTOR(S)** of South Jordan, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Timothy Wade Bingham and Yuka Miyagi, as joint tenants**

**GRANTEE(S)** of Mapleton, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

Lot 35, MAPLETON HEIGHTS PLAT A1, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.:** 67-118-0035 (for reference purposes only)


**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 22 day of November, 2022.

Century Communities of Utah, LLC, a Utah  
limited liability company

BY: Century Communities, Inc., a Delaware  
corporation

BY:   
Chase Turner  
Vice President

STATE OF UTAH

COUNTY OF Utah

On 22 day of November, 2022, before me, personally appeared Chase Turner  
proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document,  
and acknowledged before me that he executed the same on behalf of Century Communities of Utah, LLC,  
a Utah limited liability company.

  
Notary Public

