

Recording Requested by:
First American Title Insurance Company
1755 Prospector Avenue, Suite 200
Park City, UT 84060
(435)655-6800

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Joshua Miller and Donna Bello
1776 Park Avenue, Suite 4, PMB 368
Park City, UT 84060

01226122 B: 2835 P: 0714

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Rhonda Francis Summit County Recorder

10/10/2024 09:08:25 AM Fee \$40.00

By FIRST AMERICAN - PARK CITY

Electronically Recorded

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

SPECIAL WARRANTY DEED

Escrow No: **041-6073495 (MCM)**
A.P.N.: **RO-1**

Joshua Miller , Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Joshua Miller and Donna Bello, husband and wife as joint tenants, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Summit** County, State of **Utah**:

LOT 1, ROYAL OAKS SUBDIVISION PHASE I, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this Oct. 9th, 2024 .


Joshua Miller

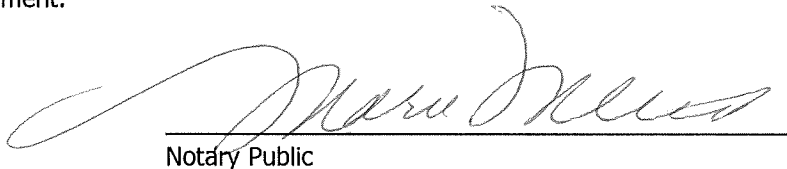
STATE OF Utah)
County of Summit) ss.

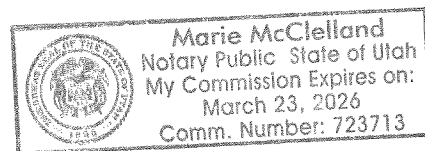
On October 9, 2024, before me, the undersigned Notary Public, personally appeared **Joshua Miller**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

3/23/26


Notary Public



ACCOMMODATION RECORDING ONLY

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. First American Title Insurance Company makes no representation as to the condition of title and hereby expressly disclaims any responsibility or liability for the content, validity, accuracy, sufficiency, or effects of the document.