

ENT 124586 : 2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Jul 14 12:29 PM FEE 40.00 BY MG
RECORDED FOR Highland Title
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

Mail Tax Statement to:

Peter Madsen
Kathryn Madsen
885 East 3900 North
Provo, UT 84604
File No.: 53500

Parcel No.: 54-036-0005

SPECIAL WARRANTY DEED
(Individual Form)

Peter M. Madsen and Kathryn I. Madsen

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

Peter Madsen and Kathryn Madsen, Joint Tenants,

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Utah County, State of Utah described as follows:

All of Lot 9, Block 2, Plat "B", VISTA VAL VERDE RANCHES SUBDIVISION, according to the official plat thereof on file and recorded in the Office of the Utah County Recorder.

Parcel No. 54-036-0005

also known by street and number as 885 East 3900 North, Provo, UT 84604

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2021 and thereafter.

WITNESS, the hand of said grantor this 9th day of July, 2021.

Peter M. Madsen

Peter M. Madsen

Kathryn I. Madsen

Kathryn I. Madsen

State of Utah

County of Utah

On this 9th day of July, 2021, before me, the undersigned Notary Public, personally appeared Peter M. Madsen and Kathryn I. Madsen, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

C.K. McCann

Notary Public

My commission expires: 9.17.22



COURTNEY K. McCANN

NOTARY PUBLIC • STATE OF UTAH

My Commission Expires September 17, 2022

COMMISSION NUMBER 702353