

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
5631 West Stillwell Lane
Herriman, UT 84096

13318344
7/2/2020 3:31:00 PM \$40.00
Book - 10973 Pg - 1932-1933
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 2 P.

RESPA

SPECIAL WARRANTY DEED

ITS File No.: 85322
PIN: 26-26-429-042

WRIGHT & ASSOCIATES, LLC, a Utah limited liability company, Grantor,
of Draper, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claiming by,
through or under the grantor, but not otherwise, to

DAHLTON R. SIMS and KAITLYN J. SIMS, husband and wife as joint tenants, Grantee,

of Herriman, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100----- DOLLARS,
and other good and valuable considerations the following described tract of land in Salt Lake County,
State of Utah, to-wit:

Lot 234, BIG BEND PARK PHASE 2 SUBDIVISION, according to the official plat thereof, as recorded in
the office of the Salt Lake County Recorder.

Together with an easement of use and enjoyment in and to the common area and facilities, including but
not limited to roadways and access ways appurtenant to said Lot, as provided for in the Declaration of
ANTHEM II, a Planned Unit Development.

Parcel Identification No. 26-26-429-042.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of
record.

WITNESS the hand of said grantor, this 30th day of June, 2020.

WRIGHT & ASSOCIATES, LLC, a Utah limited
liability company

BY: DEREK WRIGHT, LLC, a Utah limited liability
company, its Manager

By: Derek Wright
DEREK WRIGHT, Manager

STATE OF UTAH
ss.
COUNTY OF SALT LAKE

On the 30 of June, 2020, personally appeared before me DEREK WRIGHT who being
duly sworn did say that he, the said DEREK WRIGHT is the Manager of DEREK WRIGHT L.L.C. a Utah
limited liability company, which is the Manager of WRIGHT & ASSOCIATES, L.L.C., a Utah limited liability
company and that said instrument was signed in behalf of said limited liability company by authority and
said DEREK WRIGHT acknowledged to me that he, as such Manager of said limited liability company,
executed the same in the name of the limited liability company.

Notary Public

My Commission Expires: 12-15-23
Commission No.: 709307

