

14077135 B: 11403 P: 7374 Total Pages: 2  
03/01/2023 11:48 AM By: CSelman Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - UNION HEIGHTS CENTER  
7730 S UNION PARK AVE STE 650 MIDVALE, UT 840475596

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:  
Erica C. Moore  
9161 S Wedgefield Dr  
Sandy, UT 84093

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

## SPECIAL WARRANTY DEED

Escrow No: **394-6259864 (SE)**  
A.P.N.: **28-02-303-003-0000**

**Erica C. Moore**, Grantor, of **Sandy**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Gregory M. Moore and Erica C. Moore, Husband and Wife as Joint Tenants**, Grantee, of **Sandy**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

**LOT 17, WILLOW CREEK CANYON PHASE ONE , ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this 2/23/23.

  
Erica C. Moore

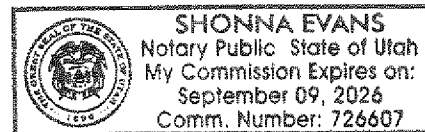
STATE OF Utah )  
County of Salt Lake ) ss.

On Feb. 28, 2023, before me, the undersigned Notary Public, personally appeared **Erica C. Moore**, 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: 9/9/26

[Signature]  
Notary Public



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