

14183982 B: 11460 P: 8963 Total Pages: 1
12/11/2023 10:42 AM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - BOUNTIFUL
585 WEST 500 SOUTH BOUNTIFUL, UT 84010

AFTER RECORDING RETURN TO:
Sergio Abraham Isaías Manrique
7471 West 3500 South
Magna UT 84044

SPECIAL WARRANTY DEED

A.P.N.: 14-33-201-006

**Jose Adrian Manrique and Sergio Abraham Isaias Manrique as joint tenants,
Grantor, of Eagle Mountain , Utah County, State of UT, hereby CONVEYS AND
WARRANTS only as against all claiming by, through or under it to**

Sergio Abraham Isaias Manrique, Grantee, of **Eagle Mountain**, Utah County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in ~~XXXTL~~ County, State of **Utah**:

SALT LAKE

All of Lot 102, MAJESTIC GROVE PLAT "A", 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 November 30, 2023.

Jose Adrian Manrique

Sergio Abraham Isaías Manríquez

STATE OF UTAH)
County of SALT LAKE)
ss.)

On November 30, 2023, before me, the undersigned Notary Public, personally appeared **Jose Adrian Manrique and Sergio Abraham Isaias Manrique**, 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: May 26, 2021

Notary Public



Notary Public - State of Utah
ENRIQUE LOERA
Comm. #712203
My Commission Expires
May 26, 2024