

14287281 B: 11517 P: 6440 Total Pages: 2
09/12/2024 10:09 AM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - UNION HEIGHTS CENTER
7730 S UNION PARK AVE STE 650MIDVALE, UT 840475596

Recording Requested by:
First American Title Insurance Company
7730 South Union Park Ave, Ste 650
Midvale, UT 84047
(801)255-4800

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Ashley Petersen
8055 W Danbury Dr
Magna, UT 84044

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **394-6326294 (CS)**
A.P.N.: **14-32-430-022-0000**

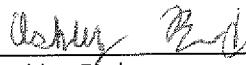
Ashley Bird, Grantor, of **Magna**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Ashley Bird and Zac Petersen, Wife and Husband as Joint Tenants, Grantee, of **Magna**, **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**:

Beginning South 0°00'09" East 145.06 feet and North 89°58'04" West 325.19 feet from East Quarter corner of Section 32, Township 1 South, Range 2 West, Salt Lake Meridian, South 0°00'56" West 110 feet; North 89°58'04" West 69 feet; North 0°00'56" East 110 feet; South 89°58'04" East 69 feet to beginning.

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 9 / 12 / 2024 .



Ashley Bird

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.

STATE OF Utah)
County of Salt Lake)ss.

On 09/12/2024, before me, the undersigned Notary Public, personally appeared **Ashley Bird**, 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: 01/13/25

Crystal Shelley
Notary Public

