

After Recording, Return To:



ENT 15261:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 03 02:34 PM FEE 40.00 BY KR
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED

MAIL TAX NOTICES TO GRANTEE(S) AT:
4572 EAST SILVER RIDGE ROAD
EAGLE MOUNTAIN, UT 84005

Transaction Reference Information:

File Number: **L60481E**

Tax Parcel No(s).: **66-957-3448**

Property Address(es) (if any):

4572 EAST SILVER RIDGE ROAD, EAGLE MOUNTAIN, UT 84005

SPECIAL WARRANTY DEED

BUILDING CONSTRUCTION PARTNERS, LLC, a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

JACOB DEAN SONNE AND PAIGE MAKAYLA SONNE, HUSBAND AND WIFE ("Grantee(s)")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOT 3448, PLAT "34", SILVERLAKE, A RESIDENTIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by special warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2025** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

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-Signature Page to Special Warranty Deed-

The undersigned person who signs this deed certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 3 day of MARCH, 2025.

BUILDING CONSTRUCTION PARTNERS, LLC

By:

Nathan T. Hutchinson, Manager

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 3 day of March, 2025, personally appeared before me **Nathan T. Hutchinson**, who stated he is the **Manager of Building Construction Partners, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

