

ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.

ENT 160969:2021 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2021 Sep 16 03:22 PM FEE 40.00 BY SW  
RECORDED FOR Cottonwood Title Insurance Agency,  
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:  
FLORENCE Capital, LLC  
C/O Grant Lefgren  
11887 S Falling Water Drive  
Riverton, UT 84096



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## SPECIAL WARRANTY DEED

Keystone Construction, LLC, a Utah limited liability company

**GRANTOR(S)** of Lehi, State of Utah, hereby Conveys and Warrants to

FLORENCE Capital, LLC

**GRANTEE(S)** of American Fork, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

Lot 506, ROCKWELL RANCH BLOCK 5 PLAT, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.:** 51-671-0506 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 1 day of September, 2021.

Keystone Construction, LLC  
By: The JMH Inheritor's Trust  
Its: Manager

BY: \_\_\_\_\_

Jacob M. Horan  
Trustee

STATE OF UTAH

COUNTY OF UTAH

On the 1 day of September, 2021, personally appeared before me Jacob M. Horan, who acknowledged himself to be the Trustee of the JMH Inheritor's Trust which entity is named as manager of Keystone Construction, LLC, a Utah limited liability company, and that they, as such Manager/Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public

