

E 165560 B 408 P 617  
Date: 29-Mar-2024 03:38PM  
Fee: \$40.00 ACH  
Filed By: JM  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: FIRST AMERICAN - UNION HEIGHTS  
Recorded Electronically by Simplifile

Recording Requested by:  
First American Title Insurance Company  
7730 South Union Park Ave, Ste 650  
Midvale, UT 84047  
(801)569-3369

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Bradley James Rayburn  
5916 N Angels Landing Drive  
Morgan, UT 84050

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

## SPECIAL WARRANTY DEED

Escrow No: **051-6307465 (dem)**  
A.P.N.: **00-0090-7135, Serial #:09-ROAMSFR1A-0135**

**Bradley James Rayburn**, Grantor, of **Salt Lake City**, **Salt Lake** County, State of **UT**, hereby  
CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Bradley James Rayburn and Lisa Louise Lotze-Dutro, husband and wife, as joint tenants**,  
Grantee, of **Morgan**, **Morgan** County, State of **UT**, for the sum of Ten Dollars and other good and  
valuable considerations the following described tract(s) of land in **Morgan** County, State of **Utah**:

**Lot 135, ROAM PHASE 1A SINGLE FAMILY, according to the Official Plat thereof on file and of  
record in the Morgan County Recorder's Office.**


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 **March 29, 2024**.

A.P.N.: 00-0090-7135,  
Serial #:09-ROAMSFR1A-  
0135

Special Warranty Deed - continued

File No.: 051-6307465 (dem)

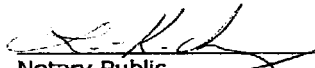
  
\_\_\_\_\_  
Bradley James Rayburn

STATE OF UT )  
County of Wasatch )ss.

On 3-29-2024, before me, the undersigned Notary Public, personally appeared Bradley James Rayburn, 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 by his/her/their signature(s) on the instrument is/are 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: 12-6-2025

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

