

MAIL TAX NOTICE TO  
When recorded, please mail to:  
Jeremy Thomas  
174 E 200 S  
Springville UT 84663  
21-4872-ND

ENT205941:2021 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2021 Dec 13 11:57 AM FEE 40.00 BY SW  
RECORDED FOR Key Land Title  
ELECTRONICALLY RECORDED

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## SPECIAL WARRANTY DEED

**JEREMY E. THOMAS AND TANZA A. TERRY**, of Springville, Utah County, Utah, **GRANTOR**,

Hereby CONVEY and WARRANT to

**JEREMY E. THOMAS AND TANZA THOMAS**, AS JOINT TENANTS, of Springville, Utah County, Utah,  
**GRANTEES**,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

**LOT 2, MCPHERSON ACRES, A RESIDENTIAL DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.**

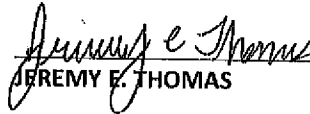
**PARCEL 2:**

**EASEMENT FOR INGRESS AND EGRESS AS CERTAIN IN THAT CROSS EASEMENT AGREEMENTS RECORDED JULY 13, 2007 AS ENTRY NO. 101415:2007 AND 101417:2007 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THE EAST 6 FEET OF THE NORTH 200 FEET. OF LOT 1, MCPHERSON ACRES, A RESIDENTIAL DEVELOPMENT, SPRINGVILLE, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.**

**TAX ID: 46-684-0002**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2021 and thereafter.

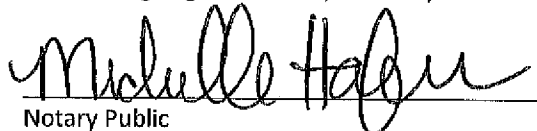
WITNESS the hand of said grantors, this 7<sup>th</sup> of DECEMBER 2021.

  
JEREMY E. THOMAS

  
TANZA A. TERRY

STATE OF UTAH                    )  
  )ss.  
COUNTY OF UTAH            )

On this 7<sup>th</sup> of DECEMBER 2021, personally appeared before JEREMY E. THOMAS AND TANZA A. TERRY, the signor of the foregoing instrument, who duly acknowledged before me that they executed the same.

  
Notary Public

