

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

ENT 205941: 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

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,
GRANTEE,

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 7th of DECEMBER 2021.

Jeremy E. Thomas
JEREMY E. THOMAS

Tanza A. Terry
TANZA A. TERRY

STATE OF UTAH)
COUNTY OF UTAH)ss.
)

On this 7th 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.

Michelle Hafner
Notary Public

