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BK 5367 PG 1489

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/28/2011 4:12:00 PM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:
First American Title Insurance Company
7730 South Union Park Ave, Ste 110
Midvale, UT 84047
(801)569-3369

AFTER RECORDING RETURN TO:

Samuel P. Gardiner
1228 East Bella Vista Drive
Fruit Heights, UT 84037

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **051-5372604 (CJT)**
A.P.N.: **11-558-0008**

Samuel P. Gardiner, Grantor, of **Fruit Heights**, **Davis** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Samuel P. Gardiner and Amy R. Gardiner, husband and wife, as joint tenants, Grantee, of **Fruit Heights**, **Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

LOT 8, BELLA VISTA ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2010** and thereafter.

Witness, the hand(s) of said Grantor(s), this 9/27/11.

Samuel P. Gardiner

Samuel P. Gardiner

A.P.N.: 11-558-0008

Special Warranty Deed - continued

File No.: 051-5372604 (CJT)

STATE OF Utah)
County of Davis) ss.

On 9/27/11, before me, the undersigned Notary Public, personally appeared **Samuel P. Gardiner**, 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 his/her/their signature(s) on the instrument 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: 12-21-13

L. K. Singleton
Notary Public

