

ENT 27156 : 2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Apr 28 02:59 PM FEE 40.00 BY AC
RECORDED FOR DHI Title - Utah
ELECTRONICALLY RECORDED

Prepared By:
DHI Title Agency
421 West 12300 South, Suite 300
Draper, UT 84020

When Recorded, Mail Deed and Tax Notice To:
Zachary Alexander Tidwell and Hailey Marie
Duffy
3716 W Orinda Dr
Lehi, UT 84043

GF #594-234302076

SPECIAL WARRANTY DEED

D.R. Horton, Inc., a Delaware Corporation, of Draper, Salt Lake County, Utah, GRANTORS,

Hereby CONVEY(S) and WARRANT(S) to

Zachary Alexander Tidwell, an unmarried man and Hailey Marie Duffy, an unmarried woman, of Lehi, Utah County, Utah, GRANTEEES,

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 1573, of COLD SPRING RANCH MD 2 PHASE 2, a Planned Community, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Tax Parcel No.: 65:669:1573

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2023 and thereafter.

SPECIAL WARRANTY DEED
(Continued)

WITNESS the hand of said grantor(s), this 28 day of April, 2023.

D.R. Horton, Inc., a Delaware Corporation

By: Shannon A. Merx
Name: Shannon A. Merx
Its: Assistant Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

This instrument was acknowledged before me on this 28 day of April, 2023 by Shannon A. Merx, Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, and that she, as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

Melissa Saxton
Notary Public
My Commission Expires: 10/12/2025

