

Recording Requested by:
First American Title Company, LLC
6985 S. Union Park Ctr, Suite 170
Midvale, UT 84047
(801)562-2212

AFTER RECORDING RETURN TO:
Christopher K. Duncan
704 West Churchill Drive
Centerville, UT 84014

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

SPECIAL WARRANTY DEED

Escrow No: **301-5532693 (CS)**
A.P.N.: **07-210-0304**

Christopher K. Duncan, Grantor, of **Centerville**, **Davis** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Christopher K. Duncan and Catie Shanley, as joint tenants, Grantee, of **Centerville**, **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 304, LEXINGTON PARK SUBDIVISION PHASE 3, 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 **2012** and thereafter.

Witness, the hand(s) of said Grantor(s), this 3/13/13.



Christopher K. Duncan

