2727162 BK 5728 PG 813

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/18/2013 12:42:00 PM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

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 $\frac{3/3/3}{}$ .
Christopher K. Duncan

## 2727162 BK 5728 PG 814

A.P.N.: **07-210-0304** 

Special Warranty Deed - continued

File No.: **301-5532693 (CS)** 

STATE OF	<u> UMN</u>	)				
COUNTY OF	salt Lave	)Ss. )				
On MM/ Duncan, the sign	$M$ $\gamma$ , gner of the within in	20 <u>13</u> strument, wh	, personally no duly acknow	appeared before wledged to me that	e me, <b>Christo</b> It he executed th	<b>pher K</b> e same.
_ Cupl	Muller					•
Notary Public (Printed Name) My Commission	MI Shully expires:	3.17		CRYSTAL Commission My Commission January	Public SHELLEY on #662249 sion Expires 13, 2017 of Utah	