

**WHEN RECORDED RETURN TO:**

Welch  
3793 East Pawnee Road  
Eagle Mountain, Utah 84005

File No.: 57487

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Sidwell # 66-459-0042

**SPECIAL WARRANTY DEED**  
(Individual Form)

**Joanna Schut**

**GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

**Robert Sterling Welch and Rachel Marie Welch, Husband and Wife, as Joint Tenants**

**GRANTEE,**

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Utah County, State of Utah described as follows:

All of Lot 42, PLAT "1B", SKYLINE RIDGE SUBDIVISION, Eagle Mountain, Utah County, Utah, according to the official plat thereof on file and recorded in the Office of the Utah County Recorder.

Parcel No. 66-459-0042

also known by street and number as 3793 East Pawnee Road, Eagle Mountain, UT 84005

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.

WITNESS, the hand of said grantor this 1 day of May, 2023.

*Joanna Schut*  
Joanna Schut

State of Utah  
County of Salt Lake

On this 1 day of May, 2023, personally appeared before me, the undersigned Notary Public, personally appeared Joanna Schut, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

*Shelly J. Fry*  
Notary Public  
My commission expires: July 23, 2025

