



W3158638

Recording Requested by:
First American Title Insurance Company
5929 S Fashion Pointe Dr, Ste 120
South Ogden, UT 84403
(801)479-6600

E# 3158638 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
04-Jun-21 0331 PM FEE \$40.00 DEP TN
REC FOR: FIRST AMERICAN - FASHION POINTE
ELECTRONICALLY RECORDED

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Jeff D Montgomery
769 W 3650 N
Pleasant View, UT 84414

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

SPECIAL WARRANTY DEED

Escrow No: **338-6134741 (YS)**
A.P.N.: **16-018-0004**

Jeff D. Montgomery, A Single Man, Grantor, of **Pleasant View**, **Weber** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Jeff D Montgomery, A Married Man, Grantee, of **Pleasant View**, **Weber** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

LOT 28, PLEASANT ACRES SUBDIVISION NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 4th, 2021**.

A.P.N.: 16-018-0004

Special Warranty Deed - continued

File No.: 338-6134741 (YS)

Jeff D Montgomery
Jeff D Montgomery

STATE OF UTAH)
COUNTY OF WEBER)^{ss.}

On 6-4, 2021, personally appeared before me, **Jeff D. Montgomery**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Dawna B Hendricks
Notary Public

DAWNA B. HENDRICKS

(Printed Name)

My Commission expires: 5-18-24 {Seal or Stamp}

