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BK 7744 PG 1134

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/22/2021 1:17:00 PM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR US TITLE COMPANY O

**This Instrument Drafted By:**  
National Deed Network, Inc.  
36181 East Lake Road #382  
Palm Harbor, FL 34685

Return to:  
BT Real Estate Group, PLLC  
10179 S 440 E,  
Sandy, UT 84070

Mail tax statements to:  
BT Real Estate Group, PLLC  
10179 S 440 E,  
Sandy, UT 84070

Property Tax ID#: 130900038  
Order #: 203-2108084-Z  
# 39889

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration Two Hundred Forty-Seven Thousand Five Hundred and 00/100 Dollars (\$247,500.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on the 15 day of April, 2021, U.S. **Bank National Association**, hereinafter referred to as "Grantor", does hereby grant, convey and specially warrant unto **BT Real Estate Group, PLLC**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davis, State of Utah, to-wit:

### SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Parcel ID: 130900038  
Property Address: 79 W 2300 N, Sunset, UT 84015

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Less and except all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

To have and to hold same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's successors, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever specially warrant and defend the title to the said lands against all claims whatever.

To have and to hold to the said Grantee and Grantee's heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that then the heirs and assigns of the Grantee herein shall take as tenants in common.

Witness Grantor(s) hand(s) this the 15 day of April, 2021.

U.S. Bank National Association

By: Michael W. Rock

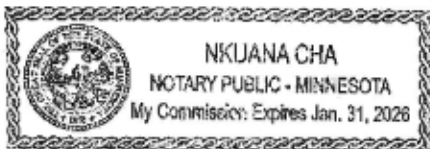
Title: Officer

Printed Name: Michael W. Rock

STATE OF Minnesota )

COUNTY OF Hennepin )

On this 15 day of April, 2021, before me personally appeared Michael W. Rock who is the/a Officer of U.S. Bank National Association.



Nkuana Cha  
Notary Public  
Print Name: Nkuana Cha

My commission expires: 01/31/2026

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance

**EXHIBIT "A"**

All of Lot 3, Block 1, Morby Park Subdivision, according to the official plat thereof on file and of record in the office of the Davis County Recorder.

Parcel ID: 130900038

Property Address: 79 W 2300 N, Sunset, UT 84015