

MAIL TAX NOTICE TO  
When recorded, please mail to:  
Jordan Morgan  
2515 West 450 South, Unit #7  
Springville, UT 84663  
COURTESY

ENT 40967:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Jun 03 11:51 AM FEE 40.00 BY KC  
RECORDED FOR Key Land Title  
ELECTRONICALLY RECORDED

## SPECIAL WARRANTY DEED

**Kayla Marie Morgan**, of Springville, Utah County, Utah, **GRANTOR(S)**,

**Hereby CONVEY(S) and WARRANT(S) to**

**Jordan Morgan**, of Springville, Utah County, Utah, **GRANTEE(S)**,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**Tax Serial No.:35-552-0007**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2025 and thereafter.

**Accommodation Recording Only**

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Key Land Title Insurance Agency hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof and makes no representation as to the effect or validity of this document.

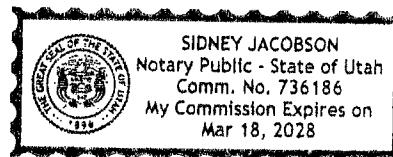
WITNESS the hand of said grantors, this 3 day of June, 2025.

Kayla Marie Morgan

STATE OF UTAH )  
 )ss.  
COUNTY OF UTAH )

On this 3 day of June, 2025, personally appeared before me Kayla Marie Morgan, the signor(s) of the foregoing instrument, who duly acknowledged before me that she executed the same.

Notary Public



**EXHIBIT "A"**

Unit 7, Building 32, BROOKLINE CONDOMINIUMS, (A UTAH EXPANDABLE CONDOMINIUM PROJECT), PHASE 5 AMENDED, as the same is identified in the recorded survey map in Utah County, Utah, as Entry No. 75256:2007 and Map Filing No. 12275, (as said record of survey map may have heretofore been amended or supplemented) and in the Declaration of Condominium recorded in Utah County, Utah, as Entry No. 83097:2007 (as said Declaration may have heretofore been amended or supplemented).

**TOGETHER WITH:** (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Situated in Utah County, State of Utah