

ENT 41481:2025 PG 1 of 5  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Jun 04 02:27 PM FEE 40.00 BY CS  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
Brandon Daniel Fugal  
6440 South Millrock Drive, Suite 500  
Salt Lake City, UT 84121

Accommodation Deed & Recording

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## **SPECIAL WARRANTY DEED (Parcel Consolidation)**

**Brandon Daniel Fugal**

**GRANTOR(S)**, of Pleasant Grove, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Brandon Daniel Fugal**

**GRANTEE(S)**, of Pleasant Grove, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

EXHIBIT "A" & EXHIBIT "B"

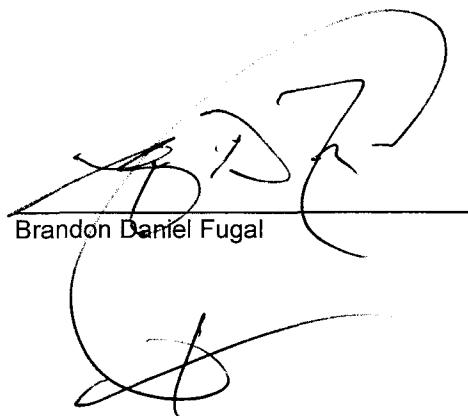
**TAX ID NO.: 40-062-0008 & 14-037-0179** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

**THE PURPOSE OF THIS DEED IS TO CONSOLIDATE PARCELS 40-062-0008 & 14-037-0179 INTO A SINGLE TAX PARCEL NUMBER WITH A PROPERTY ADDRESS OF 1104 EAST GROVE CREEK DRIVE.**

*[Signature on following page]*

Dated this 4th day of June, 2025.



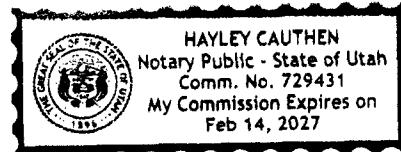
A handwritten signature in black ink, appearing to read "BDF", is written over a horizontal line. Below the line, the name "Brandon Daniel Fugal" is printed in a smaller, standard font.

STATE OF UTAH

COUNTY OF SALT LAKE

On this 4TH day of June, 2025, before me, personally appeared Brandon Daniel Fugal, proved, on the basis of satisfactory evidence, to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

  
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Notary Public



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Lot 8, PLAT "A", GROVE CREEK ESTATES SUBDIVISION, Pleasant Grove, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's office.

Tax Id No.: 40-062-0008

**EXHIBIT B**  
**PROPERTY DESCRIPTION**

Commencing at a point located North 00°10'12" West along the Section line 377.04 feet and East 82.00 feet from the West quarter corner of Section 22, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 75°15'46" East along the South line of Grove Creek Estates Subdivision Plat A 159.70 feet; thence North 53°02'25" East along said South line 243.84 feet; thence South 45°09'45" East along 1300 East Street 239.70 feet; thence South 45°40'42" East 9.20 feet; thence South 25°34'26" West along a fence line 194.80 feet; thence South 65°20'28" West along the North line of Aspen Cove Subdivision Plat A 242.70 feet; thence North 26°42'38" West 50.08 feet; thence North 47°01'22" West 195.54 feet; thence North 32°29'25" West 103.45 feet to the point of beginning.

Tax Id No.: 14-037-0179