ENT 46929: 2017 PG 1 of 3

Jeffery Smith

Utah County Recorder

2017 May 15 04:52 PM FEE 14.00 BY VP

RECORDED FOR Cottonwood Title Insurance Age
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO: Sanjaykumar R. Patel 1617 South 570 West Provo, UT 84601



RESPA

CTIA No.: 92086-CD

## SPECIAL WARRANTY DEED

D.R. HORTON INC., A DELAWARE CORPORATION, a corporation organized and existing under the laws of the State of Delaware, GRANTOR hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to

Sanjaykumar R. Patel, a married man

**GRANTEE** of **Provo**, **State of UT** for the sum of ten and no/100 dollars (\$10.00), the following tract(s) of land in Utah County, State of Utah:

Lot 103, OSPREY POINT PLAT "A" AMENDED, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah.

Tax Identification No. 48-462-0103 and also known as: 1617 South 570 West, Provo, UT 84601

The officer who signed this deed hereby certifies that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

IN WITNESS WHEREOF, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer(s) this day of, 2017.			
By: Deborah Street Vice Pres	ARE CORPORATION		
STATE OF California  COUNTY OF Los Angeles	) ) ss. )		
acknowledged to me that he/sh that by his/her/their signature(s person(s) acted, executed the ir	ne/they execute(d) the ) on the instrument the estrument.	, Notary Public, , who proved to me on the basis of e(s) is/are subscribed to the within instrument and same in his/her/their authorized capacity(ies), and e person(s) or the entity upon behalf of which the	
WITNESS my hand an official se	eal.		
Signature			
My Commission Expires:		This area for official notarial seal	
Notary Name:		Notary Phone:	
Notary Registration No		County of Principal Place of Business:	

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF

California ) SS

**COUNTY OF** 

Los Angeles )

On <u>April 28, 2017</u> before me, <u>Danece E. Goodman</u>, Notary Public, personally appeared <u>Deborah S. Porter, Vice President</u>, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she execute the same in her authorized capacity(ies), and that by her signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

My Commission Expires: August 8, 2018

Notary Name: <u>Danece E. Goodman</u> Notary Registration Number: 2077341

County of Principal Place of Business: Los Angeles

This area for official notarial seal

Notary Phone: 818-251-5700

DANECE E. GOODMAN Commission # 2077341 Notary Public - California

Los Angeles County

My Comm. Expires Aug 8, 2018