

MAIL TAX NOTICES TO GRANTEE(S) AT:
3746 NORTH BROWNING STREET
EAGLE MOUNTAIN, UT 84005

ENT 5232:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jan 26 02:45 PM FEE 40.00 BY AC
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **68-086-0709**

Property Address(es) (if any):

3746 NORTH BROWNING STREET, EAGLE MOUNTAIN, UT 84005

SPECIAL WARRANTY DEED

BUILDING CONSTRUCTION PARTNERS, LLC, a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

BRIAN HALE, A MARRIED MAN ("Grantee(s)")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOT 709, HARMONY PHASE "A" PLAT "7", A RESIDENTIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by special warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2024** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: L55687E

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-Signature Page to Warranty Deed-

The officer who signs this deed certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 26 day of JANUARY, 2024.

BUILDING CONSTRUCTION PARTNERS, LLC

By: _____

Nathan T. Hutchinson, Manager

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 26 day of **January, 2024**, personally appeared before me **Nathan T. Hutchinson**, who stated he is the **Manager of Building Construction Partners, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

