ENT 52336: 2020 PG 1 of 1
Jeffery Smith
Utah County Recorder
2020 Apr 21 02:12 PM FEE 40.00 BY MA
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED

MAIL TAX NOTICES TO GRANTEE(S) AT:
651 West Lewis Lane, SARATOGA SPRINGS, UT 84045



Tax ID No.: 66-676-0815

SPECIAL WARRANTY DEED

PATTERSON HOMES, LLC, a Utah limited liability company (hereafter referred to as "*Grantor*"), in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

ANDREW BOOT, A MARRIED MAN

PATTERSON HOMES, LLC

of UTAH County, State of Utah (hereafter "Grantee"),

that certain real property located in **UTAH** County, Utah commonly known as **651 West Lewis Lane**, **SARATOGA SPRINGS**, **UT 84045**, and further described as follows:

LOT 815, PLAT "H", SIERRA ESTATES SUBDIVISION, SARATOGA SPRINGS, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

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

THE OFFICER WHO SIGNS THIS DEED HEREBY CERTIFIES THAT THIS DEED AND THE TRANSFER REPRESENTED THEREBY WAS DULY APPROVED BY THE GRANTOR AND SAID OFFICER HAS EXECUTED THIS DEED IN HIS AUTHORIZED CAPACITY.

Witness the hand of Grantor this 20 day of APRIL, 2020.

On this day of April, 2020, personally appeared before me Robert Patterson and Scott Dunn, who stated they are the Managers of Patterson Homes, LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that they executed this instrument in their authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

RACHEL WILSON
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires October 10, 2022
COMMISSION NUMBER 702762

NOTARY PUBLIC