

MAIL TAX NOTICES TO GRANTEE(S) AT:  
4894 East Clover Leaf Lane, EAGLE MOUNTAIN, UT 84005

**GT TITLE**  
File No. L28114E

ENT 53370:2019 PG 1 of 1  
Jeffery Smith  
Utah County Recorder  
2019 Jun 12 04:09 PM FEE 40.00 BY SM  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED

Tax ID No.: **66-633-0031**

## **RESPA** SPECIAL WARRANTY DEED

BUILDING CONSTRUCTION PARTNERS, 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

**SEAN MICHAEL BIRD AND AMANDA CHRISTINE BIRD, HUSBAND AND WIFE**

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

that certain real property located in **UTAH** County, Utah commonly known as **4894 East Clover Leaf Lane, EAGLE MOUNTAIN, UT 84005**, and further described as follows:

**LOT 1931, PLAT "19" SILVERLAKE, A RESIDENTIAL SUBDIVISION, EAGLE MOUNTAIN, 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 11 day of JUNE, 2019.

**BUILDING CONSTRUCTION PARTNERS, LLC**

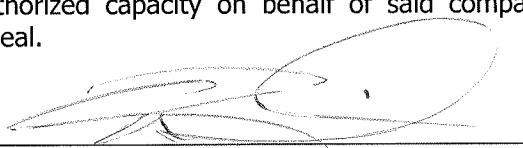
By:

**Nathan T. Hutchinson, Manager**

STATE OF UTAH )  
 )  
COUNTY OF UTAH ) ss.  
 )

On this 11 day of June, 2019, 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.

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

  
**NOTARY PUBLIC**