

ENT 5373:2024 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Jan 26 04:21 PM FEE 40.00 BY TM  
RECORDED FOR First American - Orem  
ELECTRONICALLY RECORDED

Recording Requested by:  
First American Title Insurance Company  
578 South State Street  
Orem, UT 84058  
(801)224-8676

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
1450 Main Towers, LLC  
2208 W 700 S  
Springville, UT 84663

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **SPECIAL WARRANTY DEED**

Escrow No: **320-6275099 (dma)**  
A.P.N.: **51-764-0001**

**Lonestar Properties, LLC**, Grantor, of **Springville, Utah** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**1450 Main Towers, LLC, a Utah limited liability company**, Grantee, of **Springville, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

**LOT 1, RIVER MEADOWS APARTMENTS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE Utah COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this 1-18-24.

A.P.N.: 51-764-0001

Special Warranty Deed - continued

File No.: 320-6275099 (dma)

**Lonestar Properties, LLC****Dallas Hakes, Manager**

STATE OF UT )  
County of UTAH )ss.

On January 10, 2024 before me, the undersigned Notary Public, personally appeared **Dallas Hakes, Manager of Lonestar Properties, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public

My Commission Expires:

12/29/2024