

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 19, 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.

My Commission Expires:

12/29/2024



Notary Public

