

WHEN RECORDED, MAIL TO:  
SCOTT M. McCULLOUGH, ESQ.  
THE McCULLOUGH GROUP, LLC  
405 SOUTH MAIN STREET, SUITE 800  
SALT LAKE CITY, UTAH 84111

ENT54978:2022 PG 1 of 2  
Andrea Allen  
Utah County Recorder  
2022 May 03 01:57 PM FEE 40.00 BY AR  
RECORDED FOR The McCullough Group, LLC  
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO  
GRANTEE ADDRESS:  
JEFF C. FORSYTH AND  
ANNETTE FORSYTH, TRUSTEES  
1341 EAST 150 NORTH  
PLEASANT GROVE, UTAH 84062

Space above for County Recorder's use

Parcel # 54-003-0003

**SPECIAL WARRANTY DEED**

JEFF C. FORSYTH AND ANNETTE FORSYTH, HUSBAND AND WIFE AS JOINT TENANT, grantors, of Utah County, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under them to JEFF C. FORSYTH AND ANNETTE FORSYTH TRUSTEES OF THE JEFF AND ANNETTE FORSYTH TRUST, DATED THE 2nd DAY OF MAY, 2022, grantees, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

SEE ATTACHED EXHIBIT A

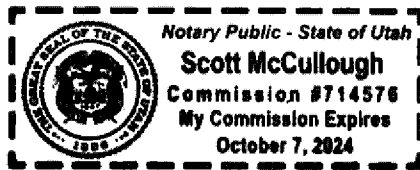
WITNESS, the hands of said grantors this 2nd day of MAY, 2022.

Jeff C. Forsyth  
JEFF C. FORSYTH

Annette Forsyth  
ANNETTE FORSYTH

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

On the 2nd day of MAY, 2022, personally appeared before me, JEFF C. FORSYTH AND ANNETTE FORSYTH, the signer of the within instrument, who duly acknowledged to me that he executed the same.



[Signature]  
NOTARY PUBLIC

**EXHIBIT A**

**LOT 3, PLAT "A", VALLEY HEIGHTS SUBDIVISION, IN THE CITY OF PLEASANT GROVE, COUNTY OF UTAH, STATE OF UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY.**

**TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES, RESTRICTIONS, AND RESERVATIONS OF RECORD AND THOSE ENFORCEABLE IN LAW AND EQUITY.**

**SUBJECT TO: PROPERTY TAXES FOR THE YEAR NAD THEREAFTER; COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS APPARENT OR OF RECORD; ALL APPLICABLE ZONING LAWS AND ORDINANCES.**