

40/20
Recorded at the Request of:

Hansen Law, P.C.
233 S. Pleasant Grove Blvd., Suite 202
Pleasant Grove, Utah 84062



ENT 5782:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jan 30 11:07 AM FEE 40.00 BY KR
RECORDED FOR HANSEN LAW

Mail Tax Notice to:

Alan William Crandall and
Sandy Navarro Crandall
14 Quiet Meadow Lane
Mapleton, Utah 84664

SPECIAL WARRANTY DEED

ALAN CRANDALL and SANDY NAVARRO CRANDALL Grantors, hereby convey and warrant against all who claim by, through or under the Grantors to **ALAN WILLIAM CRANDALL and SANDY NAVARRO CRANDALL**, of 14 Quiet Meadow Lane, Mapleton, Utah 84664, as Trustees, or their Successors in Trust as Trustees, of **THE CRANDALL FAMILY REVOCABLE TRUST** dated January 20, 2024, GRANTEES, with full power to transfer, convey, mortgage, encumber or otherwise dispose of the property herein described, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

Commencing at the Northeast Corner of Lot 5, Block 43, Plat "A",
Provo City Survey; thence West 55.00 feet; thence South 104.00 feet;
thence East 55.00 feet; thence North 104.00 feet to the point of
beginning.

Subject to easements, restrictions and rights of way appearing of record
and general property taxes for the year 2020 and thereafter.

Parcel No. 04:040:0025

Grantors covenant that the granted property is free from all encumbrances made by Grantors and Grantors will forever warrant and defend the title of the property in the Grantee, the Grantee's heirs and assigns against any lawful claim and demand of the Grantors and any person claiming or to claim by, through, or under the Grantors.

WITNESS the hand of said Grantors this The day of January, 2024.



ALAN CRANDALL



SANDY NAVARRO CRANDALL

STATE OF UTAH)
 : ss
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 2nd day of
January, 2024, by ALAN CRANDALL and SANDY NAVARRO
CRANDALL.

Dorothy Woodcox
NOTARY PUBLIC

