

MAIL TAX NOTICES TO GRANTEE(S) AT:  
3693 NORTH CUADE STREET  
EAGLE MOUNTAIN, UT 84005

ENT 58407:2023 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Sep 06 09:47 AM FEE 40.00 BY AR  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **68-055-0644**

Property Address(es) (if any):

**3693 NORTH CUADE STREET, EAGLE MOUNTAIN, UT 84005**

## SPECIAL WARRANTY DEED

**BUILDING CONSTRUCTION PARTNERS, LLC, a Utah limited liability company ("Grantor"),**

in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

**TODD S. ANDREASEN, A MARRIED MAN ("Grantee(s))"**

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**ALL OF LOT 644, HARMONY PHASE "A", PLAT "6", A RESIDENTIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.**

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by special warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:


GT Title File No.: L50998E  
Tax Parcel No(s): 68-055-0644  
Property Address(es) (if any):  
3693 NORTH CUADE STREET, EAGLE MOUNTAIN, UT 84005

**-Signature Page to Warranty Deed-**

The officer who signs this deed certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.


Witness the hand of Grantor this 5 day of **SEPTEMBER, 2023**.

**BUILDING CONSTRUCTION PARTNERS, LLC**

By:   
**Nathan T. Hutchinson, Manager**

STATE OF UTAH        )  
                              ) ss.  
COUNTY OF UTAH    )

On this 5<sup>th</sup> day of **September, 2023**, 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.

  
NOTARY PUBLIC

