

Mail Recorded Deed & Tax Notice To:  
Sydni Kitchen and Kristy Roberts Kitchen  
1291 South Harvest View Drive  
Santaquin, UT 84655

ENT 5881:2024 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Jan 30 12:51 PM FEE 40.00 BY AC  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.: 174470-DMP

## **SPECIAL WARRANTY DEED**

**D.R. Horton Inc., a Delaware corporation,**

**GRANTOR(S), of Draper, State of Utah**  
hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Sydni Kitchen, an unmarried woman and Kristy Roberts Kitchen, a married woman as her sole and separate property, as joint tenants,**

**GRANTEE(S), of Santaquin, State of Utah**  
**for the sum of Ten and no/100 (\$10.00) DOLLARS**  
and other good and valuable consideration, the following described tract of land in **Utah County, State of Utah:**

Lot 245, SUMMIT RIDGE TOWNS PLAT "D", according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.: 66-885-0245** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 8 day of January, 2024.

**D.R. Horton, Inc., a Delaware corporation**

By: \_\_\_\_\_  
Name: Jonathan S. Thornley  
Its: Division CFO

State of Utah )

County of Salt Lake )

On the 8 day of January, 2024, personally appeared before me Jonathan S. Thornley, who being by me duly sworn did say that he is the Division CFO of D.R. Horton, Inc., a Delaware corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Jonathan S. Thornley acknowledged to me that said corporation executed the same.

Oliver K. Miller  
Notary Public

