

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: [Signature]
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.

[Signature]
Notary Public

