

ENT 59239 : 2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Sep 08 11:53 AM FEE 40.00 BY MC
RECORDED FOR First American - South Jord
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
10808 S River Front Pkwy, Ste 175
South Jordan, UT 84095
(801)576-8400

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Derek David Manning
585 West 1420 South
Spanish Fork, UT 84660

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **390-6276407 (ah)**
A.P.N.: **38-701-0211**

Lennar Homes of Utah, LLC, a Delaware limited liability company, Grantor, of **Sandy , Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Derek David Manning and Kayla Whitney Raven, Husband and Wife, joint tenancy with right of survivorship, Grantee, of **Spanish Fork , Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

LOT 211, PLAT "B", ESCALA, A MASTER PLANNED DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this 8th September, 2023.

Lennar Homes of Utah, LLC , a Delaware limited liability company

By: _____

Name: Lane Murray
Title: Authorized Agent

STATE OF Utah)
County of Salt Lake)ss.

On 8th September 2023, before me, the undersigned Notary Public, personally appeared **Lane Murray, Authorized Agent for Lennar Homes of Utah, LLC, a Delaware Limited Liability Company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 4.3.2024

Amber Filipovic
Notary Public

