

**Mail Tax Notices To:**

Daniel Jose Gallardo Jimenez, Trustee  
Maria Camila Rudas Angel, Trustee  
947 S 950 W  
American Fork, UT 84003

ENT 63670:2024 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Sep 17 02:45 PM FEE 40.00 BY CS  
RECORDED FOR Elysium Legal, LLC  
ELECTRONICALLY RECORDED

**SPECIAL WARRANTY DEED**

**Daniel Jose Gallardo, unmarried man**, grantor, of American Fork, Utah County, State of Utah, hereby convey and warrant against all claiming by, through or under him to DANIEL JOSE GALLARDO JIMENEZ AND MARIA CAMILA RUDAS ANGEL, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE DANIEL AND MARIA GALLARDO LIVING TRUST, DATED SEPTEMBER 17, 2024, AND ANY AMENDMENTS THERETO, grantees, 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:

Lot D-17, AF CROSSINGS PLAT "E-1", according to the official plat thereof as recorded in the office of the Utah County Recorder.

Parcel #: **34-725-0017**

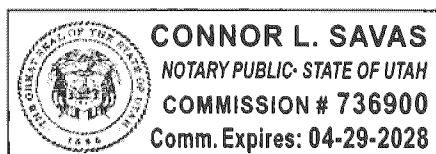
Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

WITNESS the hand of said grantors this 16<sup>th</sup> day of September 2024.

  
DANIEL JOSE GALLARDO

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

On the 16<sup>th</sup> day of September 2024, personally appeared before me, Daniel Jose Gallardo, the grantor and signer of the within instrument, who duly acknowledged to me that they executed the same.



  
Connor Savas, NOTARY PUBLIC