

ENT 71243 : 2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Sep 17 10:21 AM FEE 40.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Joe Wilkins
470 S Woodland Hills Drive
Woodland Hills, UT 84653



File No.: 193785-EDP

SPECIAL WARRANTY DEED

Longview Meadow Estates, LLC, a Utah limited liability company,

GRANTOR(S), of Springville, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Joe Wilkins,

GRANTEE(S), of Woodland Hills, 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 12, LONGVIEW MEADOW ESTATES PLAT "A", according to the official plat thereof as recorded in the office of the Utah County Recorder on July 21, 2023 as Entry No. 47227:2023

TAX ID NO.: 45-828-0012 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

Dated this 10th, September, 2025.

Longview Meadow Estates, LLC, a Utah limited
liability company

BY: Joe Wilkins
Joe Wilkins
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 10 day of September, 2025, before me, personally appeared Joe Wilkins, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Longview Meadow Estates, LLC, a Utah limited liability company.

Notary Public

