

ENT 83539 : 2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 26 11:13 AM FEE 40.00 BY AS
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Colby Ashby and Shana Ashby
5811 North Valley View Road
Lehi, UT 84043



File No.: 156546-LKF

SPECIAL WARRANTY DEED

Toll Southwest LLC, a Delaware limited liability company,

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

Colby Ashby and Shana Ashby, husband and wife as joint tenants,

GRANTEE(S), of Lehi, 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 181, HIDDEN CANYON PLAT C, a Residential Subdivision, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 68-005-0181 (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.

[Signature on following page]

Dated this 28 day of November, 2024.

Toll Southwest LLC, a Delaware limited liability company

BY:

Benjamin Gillen

Vice President, Utah Division

STATE OF UTAH

COUNTY OF UTAH

On this 28 day of November, 2024, before me, personally appeared Benjamin Gillen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Toll Southwest LLC, a Delaware limited liability company.

Notary Public

