

ENT 87390:2009 PG 1 of 2  
**RANDALL A COVINGTON**  
**UTAH COUNTY RECORDER**  
2009 Aug 10 4:21 pm FEE 12.00 BY EO  
RECORDED FOR EMPIRE LAND TITLE, INC.  
ELECTRONICALLY RECORDED

ELT# 30852  
REO/UTAH

REO CASE#D090C9J

## SPECIAL WARRANTY DEED

Grantor's Name/Address: Fannie Mae A/K/A Federal National Mortgage Association, 14221 DALLAS PARKWAY, #1000, Dallas, Texas 75254-2916

Grantee's Name/Address: **CARSON C. RICHINS and KRISTIN RICHINS**  
OF 825 EAST GROVE CREEK DR., PLEASANT GROVE, UT 84062

THIS DEED made this the **6<sup>th</sup>** day of August, 2009 between FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE, a corporation organized and existing under the laws of the United States, by its duly authorized Vice President, hereinafter called "Grantor," and **CARSON C. RICHINS and KRISTIN RICHINS, HUSBAND AND WIFE**, hereinafter referred to as Grantee(s)."

WITNESSETH, that the said Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, the receipt hereof is hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee(s), and his or their heirs, executors, administrators, and assigns forever, all of the following, described property in the County of **Utah** and State of Utah, to-wit: SEE EXHIBIT "A," ATTACHED HERETO AND MADE APART HEREOF FOR ALL PURPOSES.

**COMMONLY KNOWN AS: 825 EAST GROVE CREEK DR., PLEASANT GROVE, UT 84062**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and all the estate, right, title, interest, claim, and demand whatsoever of the said Grantor, in and to the said property with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the above described property, together with all and singular, the tenements, hereditaments, rights and appurtenances thereto in anywise belonging unto the said Grantee(s) and their heirs and assigns, against every person whomsoever lawfully claiming, under or through the Grantor, but not otherwise.

IN WITNESS THEREOF, the said Grantor has caused these presents to be signed by its undersigned and duly authorized Vice President.

(Corporate Seal)

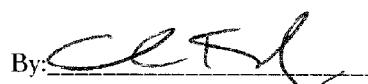
ATTEST

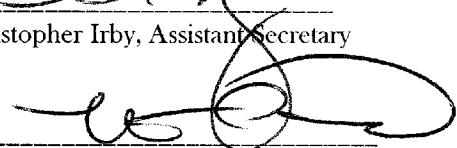
STATE OF TEXAS)

SS

COUNTY OF DALLAS)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:   
Christopher Irby, Assistant Secretary

By:   
Chrissy Wilson, Assistant Secretary

**LAMONT MCCALL**

BEFORE ME, a Notary Public, on this day personally appeared the undersigned, duly commissioned, qualified, and acting within and for said county and state appeared in person the within named **Christopher Irby and Chrissy Wilson** stated that they are Assistant Secretary of the FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation, and are duly authorized in their respective capacities to execute the foregoing instrument for and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 6 day of **August, 2009**.



Notary Public in and for the State of Texas

EXHIBIT A

LEGAL DESCRIPTION

Lot 14, Plat "B", ELLIS SUBDIVISION, in the City of Pleasant Grove, County of Utah, State of Utah, according to the official plat thereof on file in the office of the recorder of said county.

TAX ID # 38-240-14