

ENT91821:2020 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Jun 30 04:02 PM FEE 40.00 BY CS  
RECORDED FOR Gateway Title Insurance Agency, LLC  
ELECTRONICALLY RECORDED

Recording Requested by:  
Gateway Title Insurance Agency, LLC  
434 West Ascension Way, Suite 125  
Murray, UT 84123

AFTER RECORDING RETURN TO:  
Nicholas Carr, Tristan S. Peterson  
2367 South Wesson Drive  
Saratoga Springs, UT 84045

### **SPECIAL WARRANTY DEED**

Escrow No:2007997  
A.P.N.: 43-145-0630

**Nicholas Carr, Married Man**, Grantor, of Saratoga Springs, Utah County, State of UT, hereby CONVEYS  
AND WARRANTS only as against all claiming by, through or under it to,

*Carr TM*  
**Nicholas Carr and Savannah Lynn Carr Husband and Wife**, Grantee, of Saratoga Springs, 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 UT**:

**Lot 630, Plat "F", JACOBS RANCH SUBDIVISION, Saratoga Springs, Utah, according to the  
official plat thereof on file and of record in the office of the Utah County Recorder.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity  
and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 30, 2020**

  
Nicholas Carr

**Nicholas Carr**

STATE OF UTAH )  
 )ss.

COUNTY OF Utah)

On June 30, 2020, personally appeared before me, **Nicholas Carr**, the signer of the within instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public

## Printed Name

Printed Name \_\_\_\_\_

**Printed Name**

My Commission Expires: 11/13/2021



KIMBERLY MOSBY  
NOTARY PUBLIC-STATE OF UTAH  
COMMISSION# 697688  
COMM. EXP. 11-13-2021