

Recording Requested by:  
First American Title Insurance Company  
10808 S River Front Pkwy, Ste 175  
South Jordan, UT 84095  
(801)576-8400

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Jonathan Adam Bennett and Melissa  
Crooks Bennett  
66 E. 1250 N.  
American Fork, UT 84003

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **390-6050194 (bd)**  
A.P.N.: **50-049-0031**

**JONATHAN A BENNETT AND MELISSA C BENNETT, HUSBAND AND WIFE AS JOINT TENANTS**, Grantor, of **American Fork**, **Utah** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**JONATHAN ADAM BENNETT AND MELISSA CROOKS BENNETT, HUSBAND AND WIFE AS JOINT TENANTS**, Grantee, of **American Fork**, **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 **Utah**:

**LOT 31, PLAT "A", QUAIL HOLLOW NORTH SUBDIVISION, AMERICAN FORK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this June 23, 2020.

  
\_\_\_\_\_  
**JONATHAN A BENNETT**

  
\_\_\_\_\_  
**MELISSA C BENNETT**

A.P.N.: 50-049-0031

Special Warranty Deed - continued

File No.: 390-6050194 (bd)

STATE OF Utah )  
COUNTY OF Salt Lake )ss.

On June 23, 2020, personally appeared before me, **JONATHAN A BENNETT AND MELISSA C BENNETT, HUSBAND AND WIFE AS JOINT TENANTS**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

[Signature]  
Notary Public  
Kendall C Dumas  
(Printed Name)  
My Commission expires: 11-22-2023

