

Recording Requested by:
First American Title Insurance Agency, LLC
578 South State Street
Orem, UT 84058
(801)224-8676

AFTER RECORDING RETURN TO:
Todd R. Abbott and Ashley Abbott
10196 North Hidden Oak Drive
Highland, UT 84003

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **320-5771687 (dma)**
A.P.N.: **41-124-0007**

Todd R. Abbott, Grantor, of **Highland**, **Utah** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Todd R. Abbott and Ashley B. Abbott, husband and wife as joint tenants, Grantee, of **Highland**, **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**:

ALL OF LOT 7, PLAT "B", HIDDEN OAKS INC, PHASE II, PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2016** and thereafter.

Witness, the hand(s) of said Grantor(s), this **May 6, 2016** .

Todd R. Abbott

Todd R. Abbott

STATE OF Utah)
County of Utah)ss.

On 5-6-16, before me, the undersigned Notary Public, personally appeared **Todd R. Abbott**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11-1-19

David M. Acor
Notary Public

