

Recording Requested by:  
First American Title Insurance Company  
7730 S Union Park Ave, Ste 650  
Midvale, UT 84047  
(801)255-4800

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
The Bimshire Living Trust Dated April 15,  
2022, and any Amendments Thereto  
2021 North Hidden Creek Dr  
Lehi, UT 84043

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

## **SPECIAL WARRANTY DEED**

Escrow No: **394-6240609 (PE)**  
A.P.N.: **55-460-0016**

**Janice Holder, Trustee or her Successors in Interest, of The Bimshire Living Trust Dated April 15, 2022, and any Amendments Thereto**, Grantor, of **Lehi , Utah** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Janice Holder**, Grantee, of **Lehi , 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 16, PLAT A, WOODS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

