MAIL TAX NOTICES TO GRANTEE(S) AT: 521 South 2250 West, Pleasant Grove, UT 84062

ENT 106438: 2020 PG 1 of 1

Jeffery Smith

Utah County Recorder
2020 Jul 23 01:13 PM FEE 40.00 BY IP
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Tax ID No.: 35-692-0050

SPECIAL WARRANTY DEED

PATTERSON CONSTRUCTION, INC., a Utah corporation (hereafter referred to as "*Grantor*"), in exchange for good and valuable consideration, hereby convey(s) and warrant(s) against all who claim by, through, or under Grantor to

CLINTON R. PULVER AND KELLY MARIE PULVER, HUSBAND AND WIFE AS JOINT TENANTS of UTAH County, State of Utah (hereafter "Grantee"),

that certain real property located in **UTAH** County, Utah commonly known as **10368 NORTH PROSPECTOR WAY, ALPINE, UT 84004**, and further described as follows:

LOT 50, PLAT "A", BOX ELDER SOUTH SUBDIVISION, 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 and enforceable in law and subject to general property taxes for the current year and thereafter.

THE OFFICER WHO SIGNS THIS DEED HEREBY CERTIFIES THAT THIS DEED AND THE TRANSFER REPRESENTED THEREBY WAS DULY APPROVED BY THE GRANTOR AND SAID OFFICER HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantor this \(\frac{1}{\psi} \) day of JULY, 2020.

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By:

James K. Patterson, President

STATE OF UTAH

) ss.

COUNTY OF UTAH

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On this day of July, 2020, personally appeared before me James K. Patterson, as the President of PATTERSON CONSTRUCTION, INC., the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal:

RACHEL WILSON

NOTARY PUBLIC • STATE OF UTAH

My Commission Expires October 10, 2022

COMMISSION NUMBER 702762

NOTARY PUBLIC