

Commitment Number: 22860832

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
37-242-0143**

SPECIAL WARRANTY DEED

Curtis Vawdrey, unmarried, and Julia Ann Vawdrey, unmarried, divorced pursuant to a judgment of divorce filed in Utah County, UT in case #174401005, whose mailing address is 802 North Devonshire Drive, Saratoga Springs, UT 84045, hereinafter grantors, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant with covenants of special warranty to Curtis Vawdrey, unmarried, hereinafter grantee, whose tax mailing address is 802 North Devonshire Drive Saratoga Spgs, UT 84045, the following real property:

Lot 143, Dalmore Meadows Phase 1 amended, according the official plat thereof, on file and of record in the Utah County Recorder's Office.

Property Address is: 802 North Devonshire Drive Saratoga Spgs, UT 84045

Prior instrument reference: **85776:2015**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

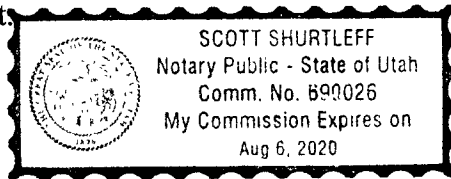
Executed by the undersigned on October 16, 2017:

Curtis Vawdrey 10-16-17
Curtis Vawdrey

Julia Ann Vawdrey 10/16/2017
Julia Ann Vawdrey

STATE OF Utah
COUNTY OF Utah

The foregoing instrument was acknowledged before me on October 16, 2017 by **Curtis Vawdrey and Julia Ann Vawdrey** who are personally known to me or have produced Utah Driver license as identification, and furthermore, the aforementioned persons have acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Scott Shurtleff
Notary Public **Scott Shurtleff**

This instrument prepared by: Commission NO. 690026 Expires Aug. 6, 2020
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.