

MAIL TAX NOTICES TO GRANTEE(S) AT:  
436 EAST 300 NORTH, VINEYARD, UT 84059

ENT 112785:2020 PG 1 of 1  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Aug 03 04:21 PM FEE 40.00 BY DA  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED



Tax ID No.: 55-887-0053

**SPECIAL WARRANTY DEED**

BUILDING CONSTRUCTION PARTNERS, LLC, a Utah limited liability company (hereafter referred to as "**Grantor**"), in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

**BRENNAN ADAMSON AND ALISSA RUSSELL, 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 **436 EAST 300 NORTH, VINEYARD, UT 84059**, and further described as follows:

**LOT 53, PLAT "A", WINDSOR AT WATERS EDGE, A RESIDENTIAL 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 AUTHORIZED CAPACITY.

Witness the hand of Grantor this 31 day of JULY, 2020.

**BUILDING CONSTRUCTION PARTNERS, LLC**

By: [Signature]  
**Nathan T. Hutchinson, Manager**

STATE OF UTAH )  
                                                          ) ss.  
COUNTY OF UTAH )

On this 31 day of July, 2020, personally appeared before me Nathan T. Hutchinson, who stated he is the Manager of Building Construction Partners, LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

[Signature]  
NOTARY PUBLIC

