

When Recorded Please Return and Send Tax Notices to:

James R. Thomas
3690 Sherington Dr.
West Valley, UT 84120

Ent 113725 Bk 160 Pg 668
Date: 10-MAY-2021 10:28:09AM
Fee: \$40.00 Check Filed By: SM
SHANE A. MILLETT, Recorder
PIUTE COUNTY CORPORATION
For: DENNIS M ASTILL PC

Tax Parcel No. 05-0005-0361

SPECIAL WARRANTY DEED

For good, valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Douglas E. Thomas**, an individual ("Grantor"), hereby conveys in fee and warrants (only as against those claiming by, through or under Grantor) to **James R. Thomas**, an individual ("Grantee"), all of Grantor's interest in the following described real property situated in Piute County, State of Utah:

Lot 12, LITTLE MEADOW ESTATES, PHASE 1, according to the Official Plat thereof on file and of record in the Piute County Recorder's Office.

(For reference: Tax Parcel No. 05-0005-0361)

TOGETHER WITH all improvements, rights-of-way, easements, privileges and appurtenances.

SUBJECT TO county taxes and assessments not delinquent, easements, rights of way, covenants, conditions and restrictions and all other matters of record.

[signature page follows]

