

WHEN RECORDED MAIL TO:
Richard H. Bradley
4525 South Wasatch Blvd. #250
Salt Lake City, Utah 84124

Mail Tax Notices to:
R. Dean, Ltd.
286 South 700 East
Provo, Utah 84606



ENT 115266:2020 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 06 1:08 pm FEE 40.00 BY MA
RECORDED FOR BRADLEY, RICHARD H

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged,
I, Robert C. Dean GRANTOR, BARGAINS AND SELLS, CONVEYS AND CONFIRMS to:
R. Dean, Ltd., a Utah Limited Partnership GRANTEE, the following described real property
in the County of Utah, State of Utah.

LOT 2003, COLD SPRING RANCH HD 1 PHASE 1A, A PLANNED COMMUNITY

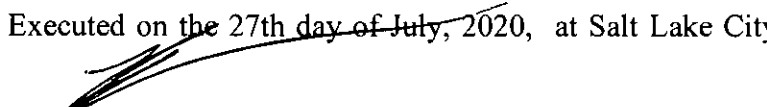
PARCEL NO. 65-606-0003

Subject to all recorded easements, covenants, conditions, restrictions of record, agreements,
and encumbrances.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same
belonging, unto the Grantees, and to the heirs and assigns of the Grantees forever.

The Grantors hereby covenanting that said Grantees and the heirs, executors, administrators
and assigns of the Grantees, shall and will WARRANT AND DEFEND the title to the
premises unto the Grantees, and to the heirs and assigns of the Grantees forever, against the
lawful claims of all persons by and through the Grantor and none other.

Executed on the ~~27th~~ day of July, 2020, at Salt Lake City, Utah.

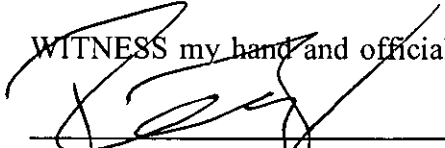


Robert C. Dean

ss. } STATE OF UTAH
 } }
 } COUNTY OF SALT LAKE

On this 27th day of July, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert C. Dean personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed it.

WITNESS my hand and official seal.



Notary Public in and for said State

