

13835433  
11/30/2021 11:42:00 AM \$40.00  
Book - 11275 Pg - 6626-6627  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:  
First American Title Insurance Company  
7730 South Union Park Ave, Ste 650  
Midvale, UT 84047  
(801)255-4800

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Johnny Hernandez  
13060 S REDWOOD RD  
Riverton, UT 84065

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **394-6182623 (CS)**  
A.P.N.: **27-34-328-013-0000**

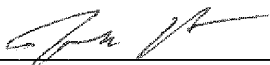
**Johnny Hernandez**, Grantor, of **Riverton**, **Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Johnny Hernandez, a married man**, Grantee, of **Riverton**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

**BEGINNING AT A POINT 33.0 FEET WEST AND 413.70 FEET SOUTH FROM THE CENTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 214.5 FEET; THENCE SOUTH 82.74 FEET; THENCE EAST 214.5 FEET; THENCE NORTH 82.74 FEET TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 24, 2021**.

  
\_\_\_\_\_  
**Johnny Hernandez**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_


A.P.N.: 27-34-328-013-0000

Special Warranty Deed - continued

File No.: 394-6182623 (CS)

STATE OF Utah )  
COUNTY OF Salt Lake )Ss.

On November 24, 2021, personally appeared before me, **Johnny Hernandez**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
Notary Public  
Crystal Shelley  
(Printed Name)  
My Commission expires: 01/13/2025

{Seal or Stamp}

