

Recording Requested by:  
First American Title Insurance Agency, LLC  
315 South 500 East, Suite 101  
American Fork, UT 84003  
(801)763-8676

AFTER RECORDING RETURN TO:  
Michael T. Christensen and Courtney  
Christensen  
7924 North Wycliffe Way  
Eagle Mountain, UT 84005

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **SPECIAL WARRANTY DEED**

Escrow No: **321-5829446 (TF)**  
A.P.N.: **36-926-0149**

**Michael Christensen and Courtney Christensen**, Grantor, of **Eagle Mountain , Utah** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Michael T. Christensen and Courtney Christensen, husband and wife as joint tenants**, Grantee, of **Eagle Mountain , Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

**LOT 149, COLD SPRINGS AT RED HAWK RANCH PHASE 1, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this 2-9-2017 .

A.P.N.: 36-926-0149

Special Warranty Deed - continued

File No.: 321-5829446 (TF)

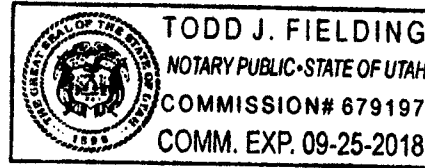
Michael Christensen  
Michael Christensen

Courtney Christensen  
Courtney Christensen

STATE OF Utah )  
COUNTY OF Utah ) Ss.

On Feb 9, 2017, personally appeared before me, **Michael Christensen and Courtney Christensen**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Todd J. Fielding  
Notary Public  
Todd J. Fielding  
(Printed Name)  
My Commission expires: 9-25-2018



{Seal or Stamp}