MAIL TAX NOTICES TO GRANTEE(S) AT: 201 Red Pine Drive, Unit 6, Alpine, UT 84004



Tax ID No.: 35-692-0021

ENT 154654: 2020 PG 1 of 1

Jeffery Smith

Utah County Recorder
2020 Oct 05 03:04 PM FEE 40.00 BY IP

RECORDED FOR GT Title Services

ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

PATTERSON CONSTRUCTION, INC., a Utah corporation (hereafter referred to as "*Grantor*"), in exchange for good and valuable consideration, hereby convey(s) and warrant(s) against all who claim by, through, or under Grantor to

ANTHONY WAKIMOTO, A SINGLE MAN

of UTAH County, State of Utah (hereafter "Grantee"),

that certain real property located in **UTAH** County, Utah commonly known as **13093 N. PROSPECTOR WAY, ALPINE, UT 84004**, and further described as follows:

LOT 21, PLAT "A", BOX ELDER SOUTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

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/HER AUTHORIZED CAPACITY.

Witness the hand of Grantor this 2 day of OCTOBER, 2020.

By:

James K. Patterson, President

STATE OF UTAH
) ss.

COUNTY OF UTAH
)

On this $\frac{1}{2}$ day of October, 2020, personally appeared before me James K. Patterson, as the President of PATTERSON CONSTRUCTION, INC., the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

RACHEL WILSON

NOTARY PUBLIC • STATE OF UTAH

My Commission Expires October 10, 2022

COMMISSION NUMBER 702762