

Mail Recorded Deed and Tax Notice To:  
Ryan Tanner and Judi Tanner  
5554 North Fox Canyon Road  
Lehi, UT 84043

ENT 178980:2021 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2021 Oct 20 04:43 PM FEE 40.00 BY SW  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



**COTTONWOOD**  
**TITLE**

File No.: 135177-LKF

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## **SPECIAL WARRANTY DEED**

**Toll Southwest LLC, a Delaware limited liability company**

**GRANTOR(S)** of Scottsdale, State of Arizona, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Ryan Tanner and Judi Tanner, Husband and Wife as Joint Tenants**

**GRANTEE(S)** of Lehi, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

Lot 21, HIDDEN CANYON PLAT A, a Residential Subdivision, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.:** 41-901-0021 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 19th day of October, 2021.

Toll Southwest LLC, a Delaware limited liability company

BY: 

Benjamin Gillen  
Vice President, Utah Division

STATE OF UTAH

COUNTY OF UTAH

On this 19th day of October, 2021, before me, personally appeared Benjamin Gillen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Toll Southwest LLC, a Delaware limited liability company.

  
Notary Public

