

MAIL TAX NOTICE TO
When recorded, please mail to:
Benjamin Scott
198 North 700 East, Santaquin, UT 84655
FILE #21-4751-ND

ENT 183655:2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Oct 28 01:10 PM FEE 40.00 BY IP
RECORDED FOR Key Land Title
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

BENJAMIN J. SCOTT, of Santaquin, Utah County, Utah, **GRANTORS**,

Hereby **CONVEY** and **WARRANT** to

BENJAMIN J. SCOTT AND ALICIA SCOTT, HUSBAND AND WIFE AS JOINT TENANTS, of Santaquin, Utah County, Utah, **GRANTEES**,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

LOT 25, PLAT "A", COTTONWOOD ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

TAX PARCEL NO. 36-750-0025

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

Accommodation Recording Only

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Key Land Title Insurance Agency hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof and makes no representation as to the effect or validity of this document.

WITNESS the hand of said grantors, this 27th day of October 2021.

Benjamin J. Scott
BENJAMIN J. SCOTT

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On this 27th day of October 2021, personally appeared before me BENJAMIN J. SCOTT, the signor(s) of the foregoing instrument, who duly acknowledged before me that he/she/they executed the same.

Michelle Hafen
Notary Public

