

Entry 2023004351
Book 1831 Pages 351-352 \$40.00
18-Aug-23 03:39
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
HALLIDAY, WATKINS & MANN, P.C.
376 EAST 400 SOUTH, SUITE 300
SALT LAKE CITY, UT 84111
Rec By: Amelia Jensen, Deputy Recorder
Electronic Recording

After recording return to:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
Phone: (801) 355-2886

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Book 1831 Pg 351

SPECIAL WARRANTY DEED

Flagstar Bank, FSB, 5151 Corporate Drive, Troy, MI 48098, as GRANTOR, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to the **Secretary of Housing and Urban Development, their successors and assigns**, having an address of **c/o Information Systems Networks Corp. (ISN), ISN Western Operation Center, Attn: Mortgagee Compliance Manager, 2000 N Classen Blvd. #3200, Oklahoma City, OK 73106** as GRANTEE, for Ten Dollars (\$10.00) and other good and valuable consideration, the following real property situated in Uintah County, State of Utah, and more particularly described as follows:

Parcel 1: *nwnw*

Beginning at a point South along the section line 656.17 feet and East 860.54 feet from the Northwest corner of Section 8, Township 5 South, Range 22 East, Salt Lake Meridian; thence North 35°09'04" East 83.14 feet; thence North 54°35'32" East 143.75 feet; thence South 47°15'06" East 186.56 feet; thence South 42°50'16" West 61.89 feet; thence 99.85 feet along the arc of a 744.27 feet radius curve left (whose chord bears South 38°59'40" West 99.77 feet); thence South 35°09'04" West 33.14 feet; thence North 54°50'56" West 217.80 feet, more or less to the point of beginning. Also being known as Lot 10 of PEBBLE ACRES SUBDIVISION, according to the official plat thereof on file in the office of the recorder, Uintah County, Utah.

Parcel 2: *nwnw*

Beginning at the Westerly most corner of Lot 10 of Plat "A" PEBBLE ACRES SUBDIVISION, which is located in the Northwest quarter of the Northwest quarter of Section 8, Township 5 South, Range 22 East, Salt Lake Meridian; thence North 54°50'56" West 89.50 feet; thence North 33°25'06" East 194.47 feet to a point which bears South 63°41'15" East 997.86 feet from the Northwest corner of said Section 8; thence South 64°28'56" East 145.27 feet; thence South 54°35'32" West 143.75 feet along the Northwest line of said Lot 10; thence South 35°09'04" West 83.14 feet along the Northwest line of said Lot 10 to the point of beginning.

TAX # 06-052-0010 and 06-052-0041

Commonly known as: 2705 East 3625 South, Vernal, UT 84078

SPECIAL WARRANTY DEED

Property: 2705 East 3625 South, Vernal, UT 84078
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Grantee, by acceptance of this deed, acknowledges that Grantor, or its predecessor in interest, acquired title to the property through a foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor, or its predecessor in interest. Grantor, while in title, has not been in actual physical possession of the property, and therefore, the property is being sold to Grantee, and Grantee, by acceptance of this deed, accepts the property AS IS, WHERE IS, without recourse to Grantor, and with no representations or warranties of any kind or nature being made by Grantor as to the condition, fitness, or status of the property, except as to the special warranties of title specifically set for therein.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand to be affixed by its duly authorized signor this 4th day of MAY, 2023.

Flagstar Bank, FSB

By: [Signature]
Name: ELIZABETH MOORE
Title: BANK OFFICER

State of: MICHIGAN

County of: DANLON

On 5/4/2023 before me, Marion K. Begovich, a Notary Public, personally appeared ELIZABETH MOORE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity as the BANK OFFICER of Flagstar Bank, FSB, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Michigan that the foregoing paragraph is true and correct.

Witness my hand and official seal

[Signature]
NOTARY PUBLIC

Marion K. Begovich
NOTARY PUBLIC, LAPEER COUNTY, MI
My Commission Expires 08/09/2024
Acting in Oakland County