

Mail Recorded Deed and Tax Notice To:
Tyler S. Wiggins and Bailee Wiggins and Evan C. Wiggins
376 South 1080 West #102
American Fork, UT 84003

ENT214620:2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Dec 30 09:41 AM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 138586-MAD

SPECIAL WARRANTY DEED

Keystone Construction, LLC, a Utah limited liability company

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

Tyler S. Wiggins and Bailee Wiggins and Evan C. Wiggins, joint tenants

GRANTEE(S) of American Fork, 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:

Unit 102, in Building B, contained within ROCKWELL RANCH BLOCK 1 PHASE 1 PLAT B CONDOMINIUM, as the same is identified in the Plat filed in the office of the Utah County Recorder, Utah, on October 20, 2020 as Entry No. 156175:2020 and in the declaration recorded October 6, 2020 as Entry No. 156176:2020 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

TAX ID NO.: 51-659-0102 (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 12/20/21.

Keystone Construction, LLC, a Utah limited liability company

BY: [Signature]
D. Grant Lefgren
Member

STATE OF UTAH

COUNTY OF UTAH

On 12/20/21, before me, personally appeared D. Grant Lefgren, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Keystone Construction, LLC, a Utah limited liability company.

[Signature]
Notary Public

