

Mail Recorded Deed & Tax Notice To:
Michael Glenn Ferguson and Karen Maxine Ferguson
1008 South 200 East
Spanish Fork, UT 84660

ENT 25672:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 22 12:59 PM FEE 40.00 BY AC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



File No.: 174767-JED

SPECIAL WARRANTY DEED

Keystone Construction, LLC, a Utah limited liability company,

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

Michael Glenn Ferguson and Karen Maxine Ferguson, husband and wife as joint tenants,

GRANTEE(S), of Spanish 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:

Lot 95B, RIVER RUN TOWNHOMES PLAT "C", an Expandable Planned Unit Development, according to the official plat thereof as recorded in the office of the Utah County Recorder.

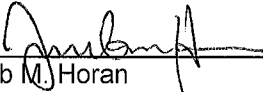
TAX ID NO.: 51-753-0095 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 1 day of April, 2024.

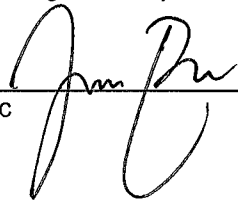
Keystone Construction, LLC, a Utah limited liability company
By: The JMH Inheritor's Trust
Its: Manager

BY: 
Jacob M. Horan
Trustee

STATE OF UTAH

COUNTY OF UTAH

On 1 day of April, 2024, before me, personally appeared Jacob M. Horan, 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 the JMH Inheritor's Trust, which entity is named as Manager to Keystone Construction, LLC, a Utah limited liability company.


Notary Public

