

WHEN RECORDED MAIL TO:
Adam M.Sellars and Alexia J. Sellars
1229 East 570 North
Spanish Fork, UT 84660

ENT 25920:2013 PG 1 of 2
Jeffery Smith
Utah County Recorder
2013 Mar 18 04:54 PM FEE 12.00 BY EO
RECORDED FOR Cornerstone Title Insurance A
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF CORNERSTONE TITLE INSURANCE AGENCY, LLC ORDER # 25363SG
MAIL TAX NOTICE TO: Adam M.Sellars and Alexia J. Sellars
1229 East 570 North, Spanish Fork, UT 84660

SPECIAL WARRANTY DEED

ADAM M. SELLARS

GRANTOR(S)

OF Spanish Fork, COUNTY OF Utah, STATE OF UT
HEREBY CONVEYS AND WARRANTS AGAINST THE ACTS OF THE GRANTOR ONLY TO:

ADAM M. SELLARS AND ALEXIA J. SELLARS, husband and wife, as joint tenants

GRANTEE(S)

OF Spanish Fork, COUNTY OF Utah, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN Utah COUNTY,
STATE OF UT:

(55-518-0033)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES
FOR THE YEAR 2013 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 14 DAY OF March, 2013.

SIGNED IN THE PRESENCE OF

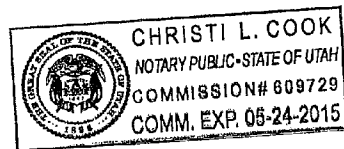
} _____
(Adam M. Sellars
) _____
) _____
) _____
) _____

STATE OF UTAH)
 :SS
COUNTY OF Utah)

ON March 14, 2013, PERSONALLY APPEARED BEFORE ME, Adam M. Sellars, THE SIGNER OF THE WITHIN
INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

Christi L. Cook
NOTARY PUBLIC

CORNERSTONE TITLE INSURANCE AGENCY, LLC
383 North State Street
Orem, UT 84057



Parcel 1:

Lot 33, Plat "B", WILLOWBEND PLANNED UNIT DEVELOPMENT, as the same is identified in the Recorded Survey Map in Utah County, Utah, as Entry No. 61652, and Map Filing No. 9136 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, and Restrictions recorded in Utah County, Utah, as Entry No. 72023, Book 5127, at Page 544 (as said Declaration may have heretofore been amended or supplemented).

Parcel 2:

The pertinent nonexclusive easements over and rights of use and enjoyment of said Projects Common Areas as established in the above mentioned Declaration of Covenants, Conditions, and Restrictions.

(The following is shown for informational purposes only: Tax ID No. 55-518-0033)