

Ent 284498 Bk 569 Pg 186
Date: 03-May-2023 03:35:05PM
Fee: \$40.00 Filed By: CG
BRAYTON TALBOT, Recorder
GARFIELD COUNTY CORPORATION
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Mail Recorded Deed and Tax Notice To:
Son Dang
2398 S Summit Circle
Salt Lake City, Utah 84109



SPECIAL WARRANTY DEED

Lien Thi Bich Nguyen

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Son Dang, a married man.

GRANTEE(S) of Salt Lake City, 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 **Garfield County**, State of Utah:

Beginning 561.00 feet East of the Southwest Corner of Section 25, Township 33 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 1320.00 feet; thence East 657.00 feet more or less to a Boulder Town Road Right of Way fence; thence along said Right of Way fence the following 2 courses: Southeasterly 796.00 feet more or less; thence South 680.00 feet to the Southeast Corner of the West Half of the West Half of the Southeast Quarter of the Southwest Quarter of said Section 25; thence West 116.00 feet; thence North 110.00 feet; thence West 100.00 feet; thence South 110.00 feet; thence West 878.00 feet more or less to the point of beginning.

TAX ID NO.: 02-0005-0063 (for reference purposes only)

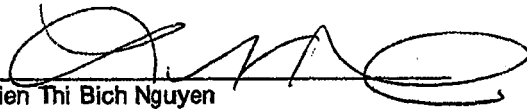
SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

COURTESY RECORDING ONLY

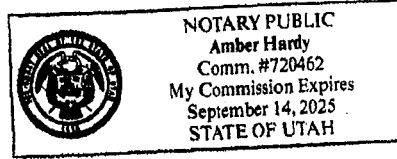
Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 27 day of April, 2023

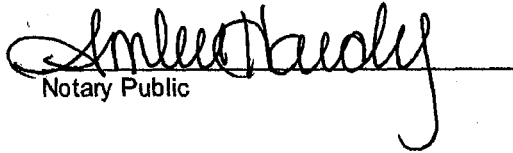

Lien Thi Bich Nguyen

STATE OF UTAH

COUNTY OF Washington



On this 27 day of April, 2023, before me, personally appeared Lien Thi Bich Nguyen and proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that they executed the same.


Notary Public