

Recording Requested by:  
First American Title Insurance Company  
7730 South Union Park Ave, Ste 650  
Midvale, UT 84047  
(801)569-3369

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Jenny Tian  
448 South 1070 West  
Orem, UT 84058

ACCOMMODATION RECORDING ONLY.  
FIRST AMERICAN TITLE MAKES NO  
REPRESENTATION AS TO CONDITION  
OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR AFFECT OF DOCUMENT.

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **051-6016291 (dem)**  
A.P.N.: **51-608-0025**

**Jenny Tian and Vicki Y. Xu**, Grantor, of **Orem , Utah** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Jenny Tian**, Grantee, of **Orem , Utah** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

**LOT 25, PLAT "A", RAWLINGS MEADOWS, A RESIDENTIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.**

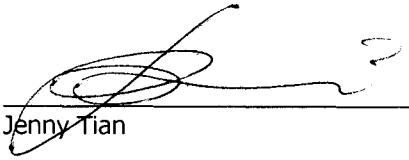
Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

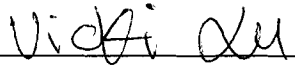
A.P.N.: 51-608-0025

Special Warranty Deed - continued

File No.: 051-6016291 (dem)

Witness, the hand(s) of said Grantor(s), this **May 13, 2024**.

  
\_\_\_\_\_  
Jenny Tian

  
\_\_\_\_\_  
Vicki Y. Xu

STATE OF Utah )  
County of Utah )ss.

On 5-13-24, before me, the undersigned Notary Public, personally appeared **Jenny Tian and Vicki Y. Xu**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11-1-27

  
\_\_\_\_\_  
Notary Public

