

Recording Requested by:  
First American Title Insurance Company  
4786 W Daybreak Rim Way, Ste 100  
South Jordan, UT 84009  
(801)559-2188

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
James Howell  
3224 S Deer Canyon Drive  
Saratoga Springs, UT 84045

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

## SPECIAL WARRANTY DEED

Escrow No: <sup>A</sup>4386-6272512 (SA)  
A.P.N.: 54-319-0013

**James Howell, A Single Man**, Grantor, of **Saratoga Springs**, **Utah** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**James Howell and Lindsay Howell, Husband and Wife as Joint Tenants**, Grantee, of **Saratoga Springs**, **Utah** County, State of **UT**, 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 6413, THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-4B 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 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this 23rd Day of May, 2023 .

James Howell 5/23/2023

STATE OF UTAH)  
County of SUTLER) ss.

On 5-23-2023, before me, the undersigned Notary Public, personally appeared **James Howell**, 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.

*[Handwritten Signature]*

My Commission Expires: 08.15.2024 Notary Public

