

Recording Requested by:
First American Title Insurance Company
585 West 500 South, Suite 100
Bountiful, UT 84010
(801)298-2400

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Adam M. Hiatt and Nicole P. Hiatt
809 West Lighthouse Drive
Saratoga Springs, UT 84045

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

SPECIAL WARRANTY DEED

Escrow No: **331-6264429 (KC)**
A.P.N.: **39-310-0067**

Symphony Homes, LLC, a Utah limited liability company,

Grantor,

of **Centerville**, **Davis** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Adam M. Hiatt and Nicole P. Hiatt, 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 67, FOUNDERS AT BEACON POINTE PLAT A, 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 23 day of May, 2023.

Symphony Homes, LLC

By: *Robert C. Miller*
Name: Robert C. Miller
Title: Manager

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STATE OF Utah)
County of Davis)ss.
)

On the 23 day of May, 2023, before me, the undersigned Notary Public, personally appeared **Robert C. Miller, Manager of Symphony Homes, LLC, a Utah limited liability company**, 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:
5-25-23

Kaye H. Cazier
Notary Public

