

Recording Requested by:  
First American Title Company, LLC  
6985 S. Union Park Ctr, Suite 170  
Midvale, UT 84047  
(801)562-2212

AFTER RECORDING RETURN TO:  
Scott Nielsen and Michelle H. Nielsen  
712 South 100 West  
Lehi, UT 84043

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

## SPECIAL WARRANTY DEED

Escrow No: **301-5547465 (jms)**  
A.P.N.: **49-528-0001**

**Patrick Felt and Christina Felt, husband and wife as joint tenants**, Grantor, of **Lehi**,  
**Utah** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through  
or under it to

<sup>ty</sup>  
**Scott Nielsen and Michelle H. Nielsen**, Grantee, of **Lehi**, **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 1, PLAT "A", THE PORCHES AT AVALON 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 or enforceable in law and equity  
and general property taxes for the year **2012** and thereafter.

Witness, the hand(s) of said Grantor(s), this 5/3/13

  
\_\_\_\_\_  
Patrick Felt

  
\_\_\_\_\_  
Christina Felt

STATE OF Utah )  
County of Salt Lake )ss.

On MAY 03, 2013, before me, the undersigned Notary Public, personally appeared **Patrick Felt and Christina Felt**, 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: 01.13.2017

Crystal Shelley  
Notary Public

