

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Brian F. Wall and Amy J. Wall
553 North 100 East
Spanish Fork, UT 84660

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: **320-6206130 (RD)**
A.P.N.: **07-097-0015**

Brian F. Wall, Grantor, of **Spanish Fork**, **Utah** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Brian F. Wall and Amy J. Wall, husband and wife as joint tenants, Grantee, of **Spanish Fork**, **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**:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 97, PLAT "A", SPANISH FORK CITY SURVEY OF BUILDING LOTS; THENCE NORTH 3 RODS; THENCE WEST 7 RODS; THENCE SOUTH 3 RODS; THENCE EAST 7 RODS TO THE PLACE OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

A.P.N.: 07-097-0015

Special Warranty Deed - continued

File No.: 320-6206130 (RD)

Witness, the hand(s) of said Grantor(s), this ¹⁰~~11~~th April, 2022.

Brian F. Wall
Brian F. Wall

STATE OF Utah)
COUNTY OF Utah)Ss.

On ¹⁰~~11~~th April, 2022, personally appeared before me, **Brian F. Wall**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Kathryn Anderson
Notary Public
Kathryn Anderson
(Printed Name)
My Commission expires: 06/17/2025

{Seal or Stamp}

