

RECORDING REQUESTED BY:  
Integrated Title Insurance Services, LLC  
(801)307-0160

WHEN RECORDED, MAIL TAX NOTICE TO:  
Grantee  
6626 West Stevens Lane  
Highland, UT 84003

## SPECIAL WARRANTY DEED

ITS File No.: 91878  
PIN: 40-095-0012 and 40-095-0023

B. KIM HEATON, a married man, Grantor,

of Highland, County of Utah, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under the grantor, but not otherwise, to

BURKTON REAL ESTATE, LLC, a Utah limited liability company, Grantee,

of Highland, County of Utah, State of Utah, for the sum of TEN AND NO/100----- DOLLARS, and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

Parcel 1:

Lot 12, PLAT "B", GARDEN VILLAGE SUBDIVISION, according to the official plat thereof, as recorded in the office of the Utah County Recorder.

Parcel Identification No. 40-095-0012.

Parcel 2:


That part of Lot 11, PLAT "B", GARDEN VILLAGE SUBDIVISION, more particularly described as follows:

Beginning at the Southwest corner of Lot 12, PLAT "B", GARDEN VILLAGE SUBDIVISION, and running thence South 88°47'57" East 49.94 feet to the point of beginning; thence South 88°47'57" East 50 feet to the Northeast corner of said Lot 11; thence Southerly along a curve to the right for a distance of 14.00 feet, having a radius of 240.54 feet and chord bearing South 3°34'22" West 13.998 feet; thence North 72°59'47" West 51.36 feet to the point of beginning.

Parcel Identification No. 40-095-0023.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 21st day of April, 2022.



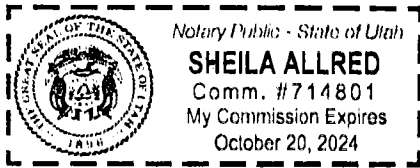
B. KIM HEATON

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 21st daya of April, 2022, personally appeared before me B. KIM HEATON, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.

  
Notary Public -

My Commission Expires: *10-30-2024*  
Commission No.: *714801*