

File # 19-3552 LJ

MAIL TAX NOTICES TO:

Robert Allred  
Cindy Allred  
2622 West 900 North  
Lehi UT 84043

Parcel Number: 65-557-0023

ENT5122:2023 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2023 Jan 27 12:42 PM FEE 40.00 BY TM  
RECORDED FOR National Title Agency of Utah, Inc.  
ELECTRONICALLY RECORDED

--Space above for recorder's use--

## **SPECIAL WARRANTY DEED**

**SYMPHONY HOMES LLC, A UTAH LIMITED LIABILITY COMPANY**

Grantor, hereby conveys and warrants to

**ROBERT ALLRED AND CINDY ALLRED**

Grantees, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Utah County, Utah, to-wit:

Lot 23, COLLEDGE FARMS PLAT "B" PRD, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

**SUBJECT TO** all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

**TO HAVE AND TO HOLD** same unto Grantees, as joint tenants unto the survivor of them, their heirs and assigns, forever, with all appurtenances, rights and privileges thereunto belonging.

Grantor does for Grantor and Grantor' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES, as joint tenants unto the survivor of them, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS the hand of said Grantor this 26<sup>th</sup> day of January, 2023.

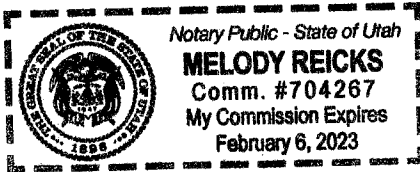
SYMPHONY HOMES LLC, A UTAH LIMITED LIABILITY COMPANY

By: [Signature] (SEAL)  
Robert C. Miller, Manager

STATE OF Utah }  
COUNTY OF Davis } SS

The foregoing instrument was acknowledged before me this 26 day of January, 2023, by Robert C. Miller, Manager of Symphony Homes LLC, a Utah Limited liability company, the corporation that executed the foregoing instrument.

WITNESS my hand and official seal.



[Signature]  
Notary Public:  
Residing At: Utah County  
My Commission Expires: 2/6/23