

ENT 54060:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Aug 17 03:17 PM FEE 40.00 BY KR
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Derik Beeston and Sarah Beeston
1788 West Oak Creek Circle
Lehi, UT 84043



File No.: 154869-LKF

SPECIAL WARRANTY DEED

Toll Southwest LLC, a Delaware limited liability company,

GRANTOR(S), of Scottsdale, State of Arizona, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Derik Beeston and Sarah Beeston, husband and wife as joint tenants,

GRANTEE(S), of Lehi, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

Lot 190, HIDDEN CANYON PLAT C, a Residential Subdivision, according to the official plat thereof as recorded in the office of the Utah County Recorder.

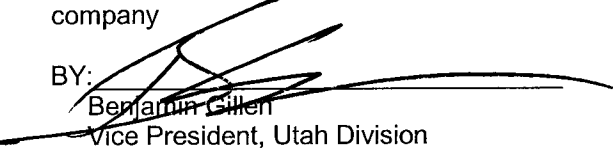
TAX ID NO.: 68-005-0190 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 17 day of August, 2023.

Toll Southwest LLC, a Delaware limited liability company

BY: 
Benjamin Gillen
Vice President, Utah Division

STATE OF UTAH

COUNTY OF UTAH

On this 17 day of August, 2023, before me, personally appeared Benjamin Gillen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Toll Southwest LLC, a Delaware limited liability company.


Notary Public

