

MAIL TAX NOTICES TO GRANTEE(S) AT:
1143 West 900 North, LEHI, UT 84043



ENT 55893:2021 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Mar 25 3:23 pm FEE 40.00 BY LY
RECORDED FOR GT TITLE



Tax Parcel No(s): 45-628-0028

SPECIAL WARRANTY DEED

PATTERSON HOMES, LLC, a Utah limited liability company (hereafter referred to as "**Grantor**"), in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

PABLO DAVID GARCIA, MARRIED MAN

that certain real property located in **UTAH** County, Utah described as follows:

LOT 28, PLAT "C", LEFTWICH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

(Street address(es) (if any) for reference purposes):
1143 West 900 North, LEHI, UT 84043

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

The officers who sign this deed certify that the conveyance of the property described herein has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor. Witness the hand of Grantor this 23 day of MARCH, 2021.

PATTERSON HOMES, LLC

By: [Signature]
Robert Patterson, Manager

By: [Signature]
Scott Dunn, Manager

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 23 day of March, 2021, personally appeared before me **Robert Patterson and Scott Dunn**, who stated they are the **Managers of Patterson Homes, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that they executed this instrument in their authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

[Signature]
NOTARY PUBLIC

