

COURTESY RECORDING

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ENT64154:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 May 12 04:54 PM FEE 40.00 BY MG
RECORDED FOR Highland Title
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

Jessica A. Martinez-Ruiz
Cristian M. Sanchez
585 N. 290 E.
Vineyard, UT 84059

File No.: 46329

Parcel No.: 48-031-0011

SPECIAL WARRANTY DEED

Jessica A. Martinez-Ruiz and Cristian M. Sanchez,

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

Jessica A. Martinez-Ruiz and Cristian M. Sanchez and Raul Landeros, as Joint Tenants

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Utah County, State of Utah described as follows:

All of Lot 11, Block 4, PLAT "B", ORCHARD ACRES SUBDIVISION, according to the official plat thereof on file and recorded in the Office of the Utah County Recorder.

Parcel No. 48-031-0011

also known by street and number as 567 North 600 West, Orem, UT 84057

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

WITNESS, the hand of said grantor this 7 day of May, 2020.

[Signature]

Jessica A. Martinez-Ruiz

[Signature]

Cristian M. Sanchez

State of Utah
County of Utah

On this 7 day of May, 2020, before me, the undersigned Notary Public, personally appeared Jessica A. Martinez-Ruiz and Cristian M. Sanchez, personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

C. K. McCann

Notary Public
My commission expires: 9.17.22

