

MAIL TAX NOTICES TO GRANTEE(S) AT:  
4228 North Fairfield Drive, EAGLE MOUNTAIN, UT 84005



Tax ID No.: 38-611-0142

**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

**WHITNEY HIBBERT AND COLTON HIBBERT, WIFE AND HUSBAND AS JOINT TENANTS**

of **UTAH** County, State of **Utah** (hereafter "*Grantee*"),

that certain real property located in **UTAH** County, Utah commonly known as **4228 North Fairfield Drive, EAGLE MOUNTAIN, UT 84005**, and further described as follows:

**LOT 142, EAGLE POINT PHASE J - PLAT 1, FINAL PLAT 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.**

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 OFFICER WHO SIGNS THIS DEED HEREBY CERTIFIES THAT THIS DEED AND THE TRANSFER REPRESENTED THEREBY WAS DULY APPROVED BY THE GRANTOR AND SAID OFFICER HAS EXECUTED THIS DEED IN HIS AUTHORIZED CAPACITY.

Witness the hand of Grantor this 3 day of JUNE, 2020.

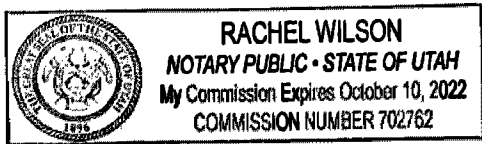
**PATTERSON HOMES, LLC**

By: [Signature]  
**Robert Patterson, Manager**

By: [Signature]  
**Scott Dunn, Manager**

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

On this 3rd day of June, 2020, 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