

4/6
2/F



ENT 80058=2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 12 12:50 PM FEE 40.00 BY AC
RECORDED FOR HANSEN LAW

Recorded at the Request of:
Hansen Law, P.C.
233 S. Pleasant Grove Blvd., Suite 202
Pleasant Grove, Utah 84062

Mail Tax Notice to:
Adriana Lillian Brown Cassani
374 North 1100 East, #F3
Lehi, Utah 84043

SPECIAL WARRANTY DEED

ADRIANA CASSANI, GRANTOR, of Lehi, County of Utah, State of Utah, hereby conveys in trust and warrants against all who claim by, through or under the Grantor to **ADRIANA LILLIAN BROWN CASSANI**, as Trustee, or her Successor(s) in Trust as Trustee(s), of **THE ADRIANA CASSANI FAMILY REVOCABLE TRUST** dated October 10, 2023, GRANTEE, subject to the provisions of that Declaration of Trust, the following described tract of land in Utah County, State of Utah:

Lot 19, Plat "A", as shown in the Plat for MEADOW PARK VILLAS, a Planned Unit Development, recorded in Utah County, Utah, as Entry No. 70102:2004, and Map Filing No. 10533, subject to the Declaration of Covenants, Conditions and Restrictions of Plat "A", Meadow Park Villas, a Planned Unit development, recorded in the office of the Utah County Recorder as Entry No. 70103:2004 (as the same is amended or modified). Together with a right and easement of use and enjoyment in the Common Areas described, and as provided for in said Declaration of Easements, Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

Parcel No. 46:634:0019

Grantor covenants that the granted property is free from all encumbrances made by Grantor and Grantor will forever warrant and defend the title of the property in the Grantees,

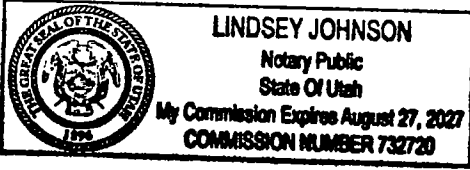
the Grantees' heirs and assigns against any lawful claim and demand of the Grantor and any person claiming or to claim by, through, or under the Grantor.

WITNESS the hand of Grantor on October 10, 2023.

Adriana L Cassani
ADRIANA CASSANI

STATE OF UTAH)
 : SS
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me on October 10, 2023, by ADRIANA CASSANI.



Lindsey Johnson
NOTARY PUBLIC