

**COURTESY RECORDING**

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ENT94513:2020 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Jul 06 02:15 PM FEE 40.00 BY SW  
RECORDED FOR Highland Title  
ELECTRONICALLY RECORDED

**WHEN RECORDED RETURN TO:**

Mail Tax Statement to:  
Mark B James  
9023 North Kilkenny Way  
Eagle Mountain, UT 84005  
File No.: 48703

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Parcel No.: 47-270-0119

**SPECIAL WARRANTY DEED**  
(Individual Form)

**Mark B. James**

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

Mark B James and Stacey James, husband and wife 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 119, NORTHMOOR PHASE 1, Eagle Mountain, Utah, according to the official plat thereof on file and recorded in the Office of the Utah County Recorder.

Parcel No. 47-270-0119

also known by street and number as 9023 North Kilkenny Way, Eagle Mountain, UT 84005

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.

WITNESS, the hand of said grantor this 2nd day of July, 2020.

*Mark B. James*  
Mark B. James

State of Utah  
County of Utah

On this 2nd day of July, 2020, before me, the undersigned Notary Public, personally appeared Mark B. James, personally known to me (or proved to me on the basis of satisfactory evidence) to be 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.

*Lisa W. Lott*  
Notary Public  
My commission expires: 8-4-22

