MAIL TAX NOTICES TO GRANTEE(S) AT: 2753 East Clarkstone Drive, EAGLE MOUNTAIN, UT 84005

ENT 95594:2020 PG 1 of 1
Jeffery Smith
Utah County Recorder
2020 Jul 07 02:53 PM FEE 40.00 BY DA
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Tax ID No.: 38-611-0134

## **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

## SCOTT COWLEY, A MARRIED MAN

PATTERSON HOMES, LLC

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

that certain real property located in **UTAH** County, Utah commonly known as **2753 East Clarkstone Drive, EAGLE MOUNTAIN, UT 84005**, and further described as follows:

LOT 134, 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 \_\_\_\_\_ day of JULY, 2020.

By:Robert Patterson, Manager		By: Scott Dunn, Manager
COUNTY OF UTAH	) SS. )	

On this day of July, 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.

RACHEL WILSON

NOTARY PUBLIC • STATE OF UTAH

My Commission Expires October 10, 2022

COMMISSION NUMBER 702762

**NOTARY PUBLIC**