

Prepared By

Name: _____

Address: _____

State: _____ Zip Code: _____

After Recording Return To

Name: _____

Address: _____

State: _____ Zip Code: _____

Space Above This Line for Recorder's Use

UTAH SPECIAL (LIMITED) WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That _____,
residing at _____, County of _____,
State of _____ (**"Grantor"**), in consideration of the sum of
_____ dollars (**\$**_____) and other
valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does
hereby convey and warrant against all who claim by, through, or under the grantor unto
_____, residing at _____,
County of _____, State of _____ (**"Grantee"**), the
following described tract of land and premises, situate in _____ County,
State of Utah, to wit:

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the improvements thereon and the appurtenances thereunto
belonging (the "Property").



AND warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

Grantor's Signature

Grantor's Signature

Grantor's Name

Grantor's Name

Address

Address

City, State & Zip

City, State & Zip

STATE OF UTAH)

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this ____ day of _____, 20____.

Notary Public

My Commission Expires: _____

