

111072-JCP

3167082  
BK 7287 PG 976

E 3167082 B 7287 P 976-977  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
6/19/2019 1:32:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR TITLE GUARANTEE-LAYTON

**WHEN RECORDED RETURN TO:**

Name: GRANTEE  
Address: 494 North 700 West  
Clearfield, UT 84015

ACCOMMODATION RECORDING ONLY  
Title Guarantee makes no representation  
as to condition of title. Nor does it assume  
any responsibility for validity, sufficiency  
or effects of document.

**WARRANTY DEED**

MIGUEL ANGEL SERGIO SANCHEZ and IDA GARCIA, as joint tenants

GRANTOR

of DAVIS County and State of UTAH, hereby CONVEY(S) AND WARRANTS to:

MIGUEL ANGEL SANCHEZ

GRANTEE

of DAVIS, County and State of UTAH, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in DAVIS County and State of UTAH described as follows:

Beginning 2020.0 feet South 0°12'48" West along the Quarter Section line from the North Quarter corner of Section 27, Township 4 North, Range 2 West, Salt Lake Meridian, and running thence South 0°12'48" West 190.0 feet along the Quarter Section Line; thence East 560.34 feet; thence North 0°12'48" East 190.0 feet; thence West 560.34 feet to the point of beginning.

Together with and subject to a right of way over: Beginning 530.34 feet East along the Section Line from the Northwest corner of the Northeast Quarter of said Section 27, and running thence East 60.0 feet; thence South 0°12'48" West 2400.0 feet; thence West 60.0 feet; thence North 0°12'48" East 2400.0 feet to the point of beginning.

12-112-0015

also known by street and number (approx.) of: 3701 South 1425 West, Layton UT 84040

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 15th day of June, 2019.