

WHEN RECORDED MAIL TO:

DANA L. PICKARD
1551 SOUTH BLUFF ROAD
SYRACUSE, UT 84075

2824591
BK 6106 PG 617

E 2824591 B 6106 P 617-618
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/19/2014 2:26:00 PM
FEE \$14.00 Pgs: 2
DEP eCASH REC'D FOR US TITLE COMPANY OF

ORDER #DV61423MS

WARRANTY DEED

RHONDA KAY PICKARD, LINDA WEST AND KATHLEEN WEST, SUCCESSOR TRUSTEES OF THE HELEN ARLENE WEST FAMILY PROTECTION TRUST, DATED THE 29TH DAY OF OCTOBER, 1992

GRANTOR(S)

OF SYRACUSE, COUNTY OF DAVIS, STATE OF UT,
HEREBY CONVEY AND WARRANT TO

DANA L. PICKARD and RHONDA K. PICKARD, husband and wife as joint tenants

GRANTEE(S)

OF SYRACUSE, COUNTY OF DAVIS, STATE OF UT FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN DAVIS COUNTY, STATE OF UTAH:

(12-049-0077)

Beginning North 89°49'43" West 1136.375 feet along the Section Line and North 0°09'37" East 558.3 feet to a point on a fence line as described by Boundary Line Agreement in Book 414 at Page 208 and South 88°55'30" West 263.06 feet along said fence line and South 89°06' West 216.94 feet along said fence line from the Southeast corner of the Southwest Quarter of Section 9, Township 4 North, Range 2 West, Salt Lake Meridian, and running thence North 161.04 feet; thence South 67°23'24" West 148.77 feet; thence North 65°14'41" West 13.38 feet; thence South 63°00' West 45.14 feet; thence South 24°35' East 97.66 feet to a point South 89°06' West from the point of beginning; thence North 89°06' East 148.5 feet along said fence line to the point of beginning. Excepting therefrom any portion lying within Bluff Road.

THE TRUSTEES EXECUTING THIS DEED DO SO WITH FULL AUTHORITY UNDER THE DECLARATION OF TRUST OF THE HELEN ARLENE WEST FAMILY PROTECTION TRUST, DATED THE 29TH DAY OF OCTOBER, 1992 WITH THE CONSENT OF ALL NON-EXECUTING TRUSTEES, IF ANY.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2014 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS DAY 17th OF September ,A. D., 2014.

Rhonda Kay Pickard

RHONDA KAY PICKARD, SUCCESSOR TRUSTEE

Linda West

LINDA WEST, SUCCESSOR TRUSTEE

Kathleen West

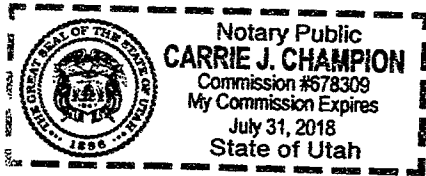
KATHLEEN WEST, SUCCESSOR TRUSTEE

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

ON THE 17TH DAY OF SEPTEMBER , A.D. 2014, PERSONALLY APPEARED BEFORE ME RHONDA KAY PICKARD, LINDA WEST AND KATHLEEN WEST, SUCCESSOR TRUSTEES OF THE HELEN ARLENE WEST FAMILY PROTECTION TRUST, DATED THE 29TH DAY OF OCTOBER, 1992 THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME WITH AUTHORITY AND ON BEHALF OF SAID TRUST.

Carrie J. Champion

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-31-18
RESIDING IN: *Riverdale, ut*



Prepared By:)
Dana Lee Pickard)
1336 Sotogrande Way)
Syracuse, UT 84075)

RETURNED
MAR 25 2022

E 3465852 B 7974 P 1529-1530
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/25/2022 02:10 PM
FEE \$40.00 Pgs: 2
DEP RTT REC'D FOR DANA L PICKARD

After Recording Mail Deed and)
Tax Notices To:)
Rhonda Kay Pickard)
1551 South Bluff Road)
Syracuse, UT 84075)
)
)
)
)

QUIT CLAIM DEED

On March 25, 2022, THE GRANTOR(S),
- *asb. known as Dana L. Pickard*
- Dana Lee Pickard, a single person, residing at 1336 Sotogrande Way, Syracuse, Davis County,
Utah 84075

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys,
releases and quitclaims to the GRANTEE(S):

- Rhonda Kay Pickard, a single person, residing at 1551 South Bluff Road, Syracuse, Davis
County, Utah 84075

the following described real estate, situated in Syracuse, in the County of Davis, State of Utah

Legal Description:

BEG N 89°49'43" W 1136.375 FT ALG SEC LINE & N 0°09'37" E 558.3 FT TO PT ON A FENCE
LINE AS DESC BY BNDRY LINE AGMT 414-208 & S 88°55'30" W 263.06 FT ALG SD FENCE
LINE & S 89°06' W 216.94 FT ALG SD FENCE LINE FR THE SE COR OF SW 1/4 OF SEC 9-T4N-
R2W, SLM; TH N 161.04 FT; TH S 67°23'24" W 148.77 FT; TH N 65°14'41" W 13.38 FT; TH S
63°00' W 45.14 FT; TH S 24°35' E 97.66 FT TO A PT S 89°06' W FR POB; TH N 89°06' E 148.5 FT
ALG SD FENCE LINE TO THE POB. CONT. 0.50 ACRES. (WENT TO 12-049-0078)

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to
the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns
forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim
or demand any right or title to the property, premises, or appurtenances, or an part thereof.

Tax Parcel Number: 120490077

[SIGNATURE PAGE FOLLOWS]

Grantor Signature:

DATED: 3-25-22

[Signature]
Dana Lee Pickard aka Dana L. Pickard
1336 Sotogrande Way
Syracuse, UT 84075

STATE OF UTAH, COUNTY OF DAVIS,

This instrument was acknowledged before me on this 25th day of March, 2022 by Dana Lee Pickard, proved on the basis of satisfactory evidence to be the person(s) whose name(s) subscribed to this instrument and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

aka-Dana-L. Pickard -

[Signature]
Notary Public

Shannon Smith-Wixom
Name

6/15/2025
My commission expires

