## THIS SPACE PROVIDED FOR RECORDERS USE ONLY:

WHEN RECORDED RETURN TO: MICAELA WILLOUGHBY RICHINS **GAVIN BRETT RICHINS** 625 East Chalk Creek Road Coalville, UT 84017

ENTRY NO 0109431 06/29/2018 02:53:48 PM B: 2469 P: 0029 Warranty Deed PAGE 1/2 MARY ANN TRUSSELL. SUMMIT COUNTY RECORDER FEE 12:00 BY MICHAEL EARL WILLOUGHBY 

## WARRANTY DEED

## THE GRANTORS(S)

-MICHAEL E. WILLOUGHBY, & LOUISE E. WILLOUGHBY AS JOINT TENANTS, for and in consideration of: \$10.00 grants, bargains, sells, conveys and warranties to the GRANTEES(S):

-GAVIN BRETT RICHINS AND MICAELA WILLOUGHBY RICHINS, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, 625 East Chalk Creek Road. Coalville, Summit County, Utah 84017, the following described real estate, situated in Coalville, in the County of Summit, State of Utah:

Parcel: NS-375-A

Entry No. 00979968

B: 2208 P: 1599 Account 0082648

Se/Twn/Range: S 10 T 2NR5e Acres: 2.28 District: 17

Mail to: 625 East Chalk Creek Road

Coalville, Utah 84017

BEG 82.5 FT S 89\*49' E FR N ¼ SEC COR SEC 10 T2NR5E.SLBM TH S 1230.26 FT: N 73\* W 18.29 FT; S 80 FT; S 73 \* E 104.56 FT; N 1338.48 FT; N 89\*49' W 82.5 FT TO BEG CONT 2.46 ACRES (LESS 0.18 ACRES NS-376) BAL 2.28 ACRES VWD-10 2197-1633-1641 (SEE AFF 2197-1643 & WD 2197 -1641 ERROR IN LEGAL **DESC RECITES WRONG RANGE)** 

Owner(s) RICHINS, BRETT, GAVIN (IT)

Owner(s) RICHINS, WILLOUGHBY, MICAELA(IT)

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Executed this 29 day of June, 2018 \_ Michael E Willoughby antor Signature **Grantor Name** -Louise E Willoughby **Grantor Name** Grantor Signature -Gavin Brett Richins **Grantee Signature Grantee Name** -Micaela Willoughby Richins **Grantee Signature Grantee Name** NOTARY ACKNOWLEDGEMENT STATE OF UTAH, COUNTY OF SUMMIT, ss: This instrument was acknowledged before me on this 1 by Michael E. Willoughby and Louise E. Willoughby. Notary Public Notary Public - State of Utah ALISA ROBINSON Commission #698622 My Commission Expires January 24, 2022