

Recording requested by:
Investors Title Insurance Agency

Mail Tax Notice To:
Travion Smith and Chontay W. Berry
2748 South Riverhead Drive, Magna, UT 84044

14040122 B: 11384 P: 5016 Total Pages: 3
11/08/2022 04:23 PM By: tball Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: INVESTORS TITLE INSURANCE AGENCY, INC, D.B.A. HOM
10355 S JORDAN GTWY STE 575 SOUTH JORDAN, UT 840953958

File Number: JJ-14284-IT
Parcel ID: 14-28-230-032

Warranty Deed

Know All Men By These Presents that , **Dorothy L. Mcarthur, and Leonard I. Cloward, joint tenants**, (henceforth referred to as “Grantor”) of **Magna, UT**, for consideration paid, grant to **Chontay W. Berry, an unmarried person and Travion Smith, an unmarried person , Joint Tenants_____**, (henceforth referred to as “Grantee”) , with **WARRANTY COVENANTS:**

Legal Description:

See Exhibit A, attached by this reference and made a part hereof.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

In Witness Whereof, Dorothy L. Mcarthur and Leonard I. Cloward, the said, **Grantor**, hereunto set by hands and seals this November 4, 2022

Dorothy L Mearthur

Dorothy L. Mearthur

Leonard I Cloward

Leonard I. Cloward

STATE OF: Arizona
COUNTY OF: Maricopa

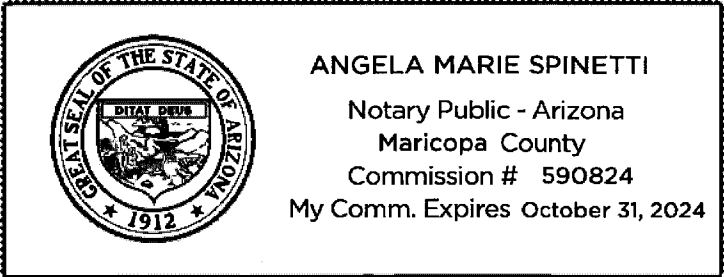
On this 4 day of November, 2022, before me Angela Marie Spinetti, a notary public, personally appeared Dorothy L. Mearthur and Leonard I. Cloward, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they/ executed the same.

Witness my hand and official seal

Angela Marie Spinetti

Notary Public
Commission Expires: 10/31/2024
Residing At:

Maricopa, Arizona



This notarial act involved the use of communication technology

Exhibit A

Lot 303, Magna Hamptons P.U.D. Phase 3 Amended. a Planned Unit Development, according to the Official Plat thereof, as recorded in the Office of the County Recorder, Salt Lake County, State of Utah, on November 13, 2019 as Entry No. 13122500, in Book 2019P of Plats, age Page 309, and further defined and described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements recorded September 7, 2016 as Entry No. 12359831, in Book 10473, at Page 3164, of Official Records (as said Map and Declaration may heretofore be amended and/or supplemented).

Together with a non-exclusive easement of use and enjoyment, and the undivided percentage of ownership, if any, in and to the Project's Common Areas and Facilities as defined and provided for in a Map and Declaration.