

E 160423 B 389 P 1180
Date 18-Mar-2022 12:12PM
Fee: \$40.00 ACH
Filed By: JP
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY,
Recorded Electronically by Simplifile

Mail Recorded Deed and Tax Notice To:
Daniel Phelps
3230 N Morgan Valley Drive
Morgan, UT 84050



**COTTONWOOD
TITLE**

File No.: 156075-KAF

WARRANTY DEED

Dennis E. Peterson, as Trustee of The Peterson Investment Trust, U/A dated August 22, 2019, and any trustee(s) in succession

GRANTOR(S) of Morgan, State of Utah, hereby Conveys and Warrants to

Daniel Phelps

GRANTEE(S) of Morgan, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County**, State of Utah:

Lot 44, WASATCH SHADOWS SUBDIVISION PHASE 2, according to the official plat thereof on file and of record in the office of the Morgan County Recorder.

TAX ID NO.: 00-0090-0251; **Serial No. 04-WASH2-0044-1** (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 17th day of March, 2022.

Peterson Investment Trust, U/A dated August 22, 2019

BY: *[Signature]*
Dennis E. Peterson
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On this 17th day of March, 2022, before me, personally appeared Dennis E. Peterson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of The Peterson Investment Trust, U/A dated August 22, 2019.

[Signature]
Notary Public

