



MAIL TAX NOTICE TO GRANTEE:
Matthew F. West
5062 West Zion Road
Mountain Green, UT 84050
File Number: 2379159RH

E 164944 B 405 P 1166
Date 27-Dec-2023 02:40PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: OLD REPUBLIC TITLE (CHAMBERS)
Recorded Electronically by Simplifile

WARRANTY DEED

Marshall McGonegal and Jennifer McGonegal, as joint tenants GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Matthew F. West, a married man. GRANTEE

the following tract of land in Morgan County, State of Utah, to-wit

Lot 161, Building E, ROAM PHASE 1 TOWNHOMES, according to the official plat thereof, on file and of record in the office of the Morgan County Recorder, State of Utah.

Together with: (a) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said lot, and (b) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and/or Conditions, Covenants and Restrictions, and Map may hereafter be amended or supplemented).

TAX ID NUMBER FOR PROPERTY: 00-0090-3252

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this 26th day of December, 2023.

19544
Marshall McGonegal

Jennifer McGonegal
Jennifer McGonegal

STATE OF: UTAH

COUNTY OF: WEBER

The foregoing instrument was acknowledged before me this 26 day of December, 2023 by Marshall McGonegal and Jennifer McGonegal

[Signature]
Notary Public
Commission Expires: 12/8/2027

