

E 168745 B 421 P 9  
Date 19-May-2025 04:09PM  
Fee: \$40.00 ACH  
Filed By: JLM  
SHAUN ROSE, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENCY,  
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:  
Mark S. Thayne  
1155 North 5200 West  
West Point, UT 84015

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## WARRANTY DEED

Wasatch West, LC, as to an undivided half Interest (50%) and Cloverland Investments, LLC, as to an undivided half Interest (50%), as tenants in common,

**GRANTOR(S)**, of Layton, State of Utah, hereby conveys and warrants to

Mark S. Thayne,

**GRANTEE(S)**, of West Point, 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:

**ALL OF LOT 29-R MAHOGANY RIDGE SUBDIVISION PHASE THREE, MORGAN CITY, MORGAN COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED DEC. 1 2006, AS ENTRY #105484, IN BOOK 239 PAGE 237, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. SUBJECT TO THOSE RESTRICTIONS ASSOCIATED WITH THIS LOT, AND DESCRIBED ON THE DEDICATION PLAT.**  
**TOGETHER WITH THAT 1/14TH INTEREST IN THE COMMON AREA AS DESIGNATED ON THE DEDICATION PLAT.**

**TAX ID NO.: 00-0073-7656 SERIAL NO. 06-MRIDG3-0029 (for reference purposes only)**

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

### **COURTESY RECORDING ONLY**

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

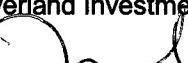
Dated this 19th day of May, 2025.

Wasatch West, LC

BY: 

Tyrell Wall  
Member

Cloverland Investments, LLC

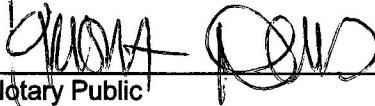
BY: 

Tyrell J. Wall  
Managing Member

STATE OF UTAH

COUNTY OF DAVIS

On 19th day of May, 2025, before me, personally appeared Tyrell Wall, 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 on behalf of Wasatch West, LC.

  
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On 19th day of May, 2025, before me, personally appeared Tyrell J Wall, 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 on behalf of Cloverland Investments, LLC.

  
Notary Public

