

Return to/Grantee's Address:
James Roger Graves and Jennifer Simmons Graves
Trustees of The Roger and Jennifer Graves
Family Trust
828 Eagleridge Drive
North Salt Lake, Utah 84054

E 2655726 B 5502 P 54
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/17/2012 10:35 AM
FEE \$10.00 Pgs: 1
DEP RT REC'D FOR KYLE H BARRICK

SERIAL NO. 013601122


SPECIAL WARRANTY DEED

J. ROGER GRAVES and JENNIFER A. SIMMONS, of North Salt Lake, County of Davis, State of Utah, Grantors, hereby CONVEY AND WARRANT, to the extent provided below, but not otherwise, to JAMES ROGER GRAVES and JENNIFER SIMMONS GRAVES, or their successors, as Trustees of **THE ROGER AND JENNIFER GRAVES FAMILY TRUST**, dated the 29th day of March, 2012, of North Salt Lake, County of Davis, State of Utah, Grantees, for the sum of Ten Dollars, and other good and valuable consideration, the real property in Davis County, State of Utah, and more particularly described as follows:

All of Lot 1122, Eaglepointe Estates Phase 11. Cont. 0.53000 Acres

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantors this 29th day of March, 2012.



J. ROGER GRAVES

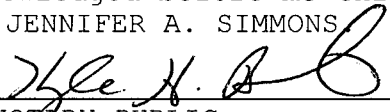


JENNIFER A. SIMMONS

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 29th day of March, 2012, by J. ROGER GRAVES and JENNIFER A. SIMMONS





NOTARY PUBLIC

3392289
BK 7783 PG 870

E 3392289 B 7783 P 870-872
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/17/2021 2:47:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
Scott Christiansen and Jennifer Roberts
2446 S 900 E
Bountiful, UT 84010



File No.: 138993-LMY

WARRANTY DEED

Carl Rupp and Estela Rupp, husband and wife as joint tenants, and Carl Rupp, as their interest may appear

GRANTOR(S) of North Salt Lake, State of Utah, hereby Conveys and Warrants to

Scott Christiansen and Jennifer Roberts

GRANTEE(S) of North Salt Lake, 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 **Davis County**, State of Utah:


SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 01-521-0001 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 16th day of June, 2021.

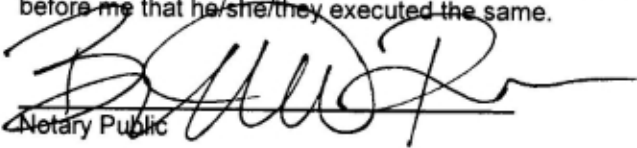


Carl Rupp


Estela Rupp

STATE OF UTAH
COUNTY OF DAVIS

On this 16th day of June, 2021, before me, personally appeared Carl Rupp, 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.

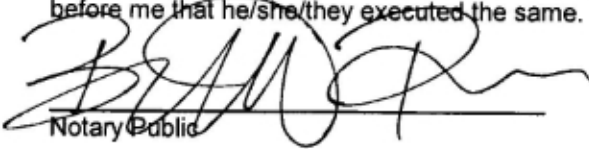


Notary Public



STATE OF UTAH
COUNTY OF DAVIS

On this 16th day of June, 2021, before me, personally appeared Estela Rupp, 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.



Notary Public



EXHIBIT A
Legal Description

All of Lot 1, RUPP PLANNED UNIT DEVELOPMENT, according to the official plat thereof on file and of record in the office of the Davis County Recorder.