



\*W2876775\*

File No.: 155432  
When Recorded Mail To:  
Tiffany Baker  
4290 South 800 West  
Riverdale, UT 84405

E# 2876775 PG 1 OF 1  
Leann H. Kilts, WEBER COUNTY RECORDER  
01-Sep-17 1259 PM FEE \$10.00 DEP SY  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

**Baltazar Magana and Maria Magana,**  
grantor,

hereby CONVEY(S) AND WARRANT(S) to

**Tiffany Baker,**  
grantee,

of UT

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in **Weber** County, **Utah**:

LOT 51, RIVER VALLEY SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

Serial Number: 06-007-0015

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, **August 24, 2017**

Signed in the presence of:

\_\_\_\_\_

*Baltazar Magana*  
\_\_\_\_\_

**Baltazar Magana**

*Maria Magana*  
\_\_\_\_\_

**Maria Magana**

State of **Utah**  
County of **Weber**

On the **24th day of August, 2017**, personally appeared before me, **Baltazar Magana and Maria Magana**, being the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the same.

*Tawnya Boss*  
\_\_\_\_\_

Notary Public

