



\*W2989176\*

E# 2989176 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
02-Jul-19 0234 PM FEE \$40.00 DEP ZG  
REC FOR: FIRST AMERICAN TITLE - LEGEND HILL  
ELECTRONICALLY RECORDED

Recording Requested by:  
First American Title Insurance Company  
1795 E Legend Hills Drive, Ste 100  
Clearfield, UT 84015  
(801)825-1313

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Landon Chase Bickley  
4380 Porter Avenue  
South Ogden, UT 84403

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

### WARRANTY DEED

Escrow No. **14253-5979095 (vc)**  
A.P.N.: **06-065-0006**

**Theophilus LLP**, Grantor, of **Riverdale, Weber** County, State of **UT**, hereby CONVEY AND WARRANT to

<sup>x</sup>husband and wife, as joint tenants

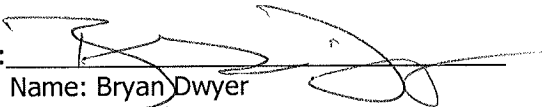
**Landon Chase Bickley and Ivy Ulrich Bickley**, Grantee, of **South Ogden, Weber** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

**PART OF LOT 38, MAR LON HILLS NO. 1 SUBDIVISION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 38 AND RUNNING THENCE SOUTH 89°02' EAST 85.0 FEET; THENCE SOUTH 0°58' WEST 75.0 FEET; THENCE NORTH 89°02' WEST 85.0 FEET; THENCE NORTH 0°58' EAST 75.0 FEET TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this **July 1, 2019**.

Theophilus LLP

By:   
Name: Bryan Dwyer  
Title: General Partner

A.P.N.: 06-065-0006

Warranty Deed - continued

File No.: 14253-5979095 (vc)

By: Michael Dwyer  
Name: Michael Dwyer  
Title: General Partner

STATE OF Utah )  
County of Davis )ss.

On 7/1/19, before me, the undersigned Notary Public, personally appeared **Bryan Dwyer and Michael Dwyer, General Partners of Theophilus LLP**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 10/10/19

[Signature]  
Notary Public

