3034108 BK 6812 PG 1850

Recording Requested by: First American Title Insurance Company 476 West Heritage Park Blvd., Suite 105 Layton, UT 84041 (801)779-2440

Mail Tax Notices to and AFTER RECORDING RETURN TO: BJS Quality Homes LLC P.O. Box 1197 Layton, UT 84041 E 3034108 B 6812 P 1850-1851 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 7/21/2017 3:29:00 PM FEE \$17.00 Pgs: 2 DEP eCASH REC'D FOR FIRST AMERICAN TITL

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

# **WARRANTY DEED**

Escrow No. 330-5862121 (MF) A.P.N.: 12-109-0072, 12-109-0073, 12-109-0287

12,109,0074,12-109-6285

Bob J. Stevenson aka Bob Stevenson and Jay Dee Horne, Grantor, of Layton, Davis County, State of Utah, hereby CONVEY AND WARRANT to

**BJS Quality Homes LLC**, Grantee, of **Layton**, **Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

#### PARCEL 1:

BEGINNING AT A POINT 42.8 RODS WEST AND 13.5 RODS NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 67.5 RODS, THENCE EAST 4.8 RODS; THENCE SOUTH 67.5 RODS, THENCE WEST 4.8 RODS TO THE POINT OF BEGINNING.

#### PARCEL 2:

BEGINNING AT A POINT 47.6 RODS WEST AND 13.5 RODS NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 67.5 RODS, THENCE EAST 4.8 RODS; THENCE SOUTH 67.5 RODS, THENCE WEST 4.8 RODS TO THE POINT OF BEGINNING.

## PARCEL 3:

BEGINNING AT A POINT 52.4 RODS WEST AND 13.5 RODS NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 67.5 RODS; THENCE EAST 4.8 RODS, THENCE SOUTH 67.5 RODS; THENCE WEST 4.8 RODS TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION LYING WITHIN THE BOUNDARY LINES OF SIERRA BELLA ESTATE SUBDIVISION AND SIERRA BELLA ESTATES SUBDIVISION PHASE 2.

### PARCEL 4:

BEGINNING AT A POINT 38 RODS WET AND NORTH 173 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 49.75 FEET, THENCE WEST 6 RODS, THENCE

SOUTH 49.75 FEET, THENCE EAST 6 RODS TO THE POINT OF BEGINNING.

PARCEL 5:

BEGINNING AT A POINT 44 RODS WEST AND NORTH 173 FEET OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24 TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 49.75 FEET; THENCE WEST 6 RODS; THENCE SOUTH 49.75 FEET; THENCE EAST 6 RODS TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

WITNESS the hand of said Grantor, on
Bob J. Stevenson aka Bob Stevenson
1
STATE OF Utah ) )Ss.
COUNTY OF Davis )
On, 20  personally appeared before me, Bob J. Stevenson aka Bob Stevenson and Jay Dee Horne the signor of the within instrument, who duly acknowledged to me that he/she
executed the same,
modul
Mananne FININSON
My Commission expires: 45eal or Stamp}

