

E 3050524 B 6867 P 431  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/10/2017 11:33 AM  
FEE \$10.00 Pgs: 1  
DEP RT REC'D FOR DAVID SHAFFER

**SPECIAL WARRANTY DEED**


**RONALD D. OSBORN**, an individual, Grantor, hereby WARRANTS to **RONALD D. OSBORN**, Trustee of **THE RONALD D. OSBORN TRUST** dated August 9, 2017, for the sum of TEN DOLLARS (\$10.00) and OTHER GOOD AND VALUABLE CONSIDERATION, receipt and sufficiency of which are hereby acknowledged, the following described real property located in Davis County, State of Utah:

**ALL OF LOT 16, HERITAGE CROSSING,  
SUBDIVISION, PHASE I, according to the official plat thereof,  
recorded in the Office of the Davis County Recorder.  
Tax ID#12-452-0016**

SUBJECT TO: (1) Easement, claims or encumbrances which are not shown by the public records; (2) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records; (3) Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records; (4) subject to easements, restrictions, rights-of-way which appear on the public record or enforceable in law and equity.

Grantee has inspected the property and accepts it in its "as is" condition.

9 IN WITNESS WHEREOF, THE UNDERSIGNED Grantor executes this Deed this day of August, 2017.

  
\_\_\_\_\_  
RONALD D. OSBORN, an individual

STATE OF UTAH :  
: ss:  
COUNTY OF DAVIS :

On the 9 day of August, 2017, personally appeared before me **RONALD D. OSBORN** Grantor, who being by me duly sworn did say he is the signer of the foregoing Deed.

