



\*W3051455\*

E# 3051455 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
30-Apr-20 0139 PM FEE \$40.00 DEP TN  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:

Grantee

4732 S. 4500 W.

WEST HAVEN, UTAH

84401

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## SPECIAL WARRANTY DEED

Debra Ann Nelson and John Orin Smith, as Co-Trustees (and Successor Trustees) of the Carol Louise Smith Family Trust, U/A dated January 3<sup>rd</sup>, 2012

**GRANTOR(S)** of West Haven, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

John O. Smith and Laurie N. Smith as Trustees of the Smith Family Trust dated September 22, 2004 and as amended on the 16<sup>th</sup> day of December, 2015.

**GRANTEE(S)** of West Haven, 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 **Weber County**, State of Utah:

Lot 35, HAMBLIN PLACE SUBDIVISION PHASE 2, according to the official plat thereof, recorded in the office of the County Recorder of Weber County, Utah 08-392-0012

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 23<sup>rd</sup> day of April, 2020.

Dated this April 23, 2020.

The Carol Louise Smith Family Trust U/A dated  
January 3<sup>rd</sup>, 2012

BY: Debra Ann Nelson Co-Trustee  
Debra Ann Nelson, Co-Trustee and Successor  
Trustee

BY: John Orin Smith as trustee  
John Orin Smith, Co-Trustee and Successor,  
Trustee

STATE OF UTAH

COUNTY OF DAVIS

The foregoing instrument was acknowledged before me this April 23, 2020 by Debra Ann Nelson and John Orin Smith, as Co-Trustees (and Successor Trustees) of the Carol Louise Smith Family Trust U/A dated January 3<sup>rd</sup>, 2012.

J. C. Morris  
Notary Public

