



W3128919

E# 3128919 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
24-Feb-21 10:59 AM FEE \$40.00 DEP PC
REC FOR: METRO NATIONAL TITLE ASSOCIATES
ELECTRONICALLY RECORDED

Mail Tax notice to:
Grantee
3908 Fowler Avenue Unit 79
Ogden, UT 84403
MNT File No.: MA11981
Tax ID No.: 05-179-0079

WARRANTY DEED

Jacqueline Peterson

GRANTOR of Ogden, State of Utah, hereby CONVEYS and WARRANTS TO:

McAllister J. Burton and Miranda N. Burton, Husband and Wife as Joint Tenants

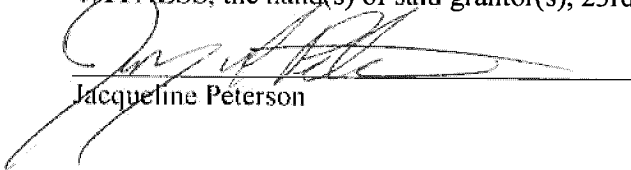
GRANTEE of 3908 Fowler Avenue Unit 79, Ogden, UT 84403 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of Utah:

All of Unit 79, contained within the GRAND VIEW ACRES CONDOMINIUMS, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Weber County, Utah, as Entry No. 1799923, in Book 54, at Page 80, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Grand View Acres Condominiums, recorded in Weber County, Utah, on October 5, 2001, as Entry No. 1799924, in Book 2173, at Page 332, of the official records, and all amendments thereto.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

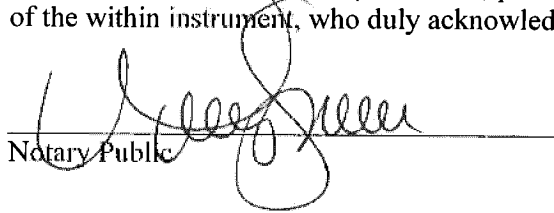
SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 23rd day of February, 2021.


Jacqueline Peterson

State of Utah County of Davis)ss:

On this date, February 23, 2021, personally appeared before me Jacqueline Peterson, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.


Notary Public

