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BK 7286 PG 1545

E 3166819 B 7286 P 1545-1546
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/18/2019 3:18:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR TITLE GUARANTEE-RIP

WHEN RECORDED RETURN TO:

Name: GRANTEE
Address: 1818 NORTH 550 WEST
CLINTON, UT 84015

WARRANTY DEED

CANYON ADVANTAGE, LLC

GRANTOR

of **SALT LAKE** County and State of **UTAH**, hereby **CONVEY(S) AND WARRANTS** to:

JASON O'BRIEN and SHAWN O'BRIEN, AS JOINT TENANTS

GRANTEE

of **DAVIS**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **DAVIS** County and State of **UTAH** described as follows:

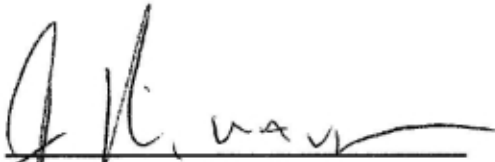
ALL OF LOT 17, APPLE VALLEY ESTATES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

TAX SERIAL NO. 13-086-0017

also known by street and number of: 1818 NORTH 550 WEST, CLINTON, UT 84015

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

IN WITNESS WHEREOF, the hand of said grantor, this 17th day of June, 2019.

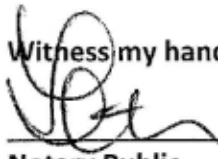


JASON NIELSEN, MANAGER
CANYON ADVANTAGE, LLC, a Utah Limited
Liability Company

STATE OF UTAH
COUNTY OF SALT LAKE

On this 17 day of June, 2019, personally appeared Jason Nielsen,
whose identity is personally known to me or proved on the basis of satisfactory evidence and
who by me duly sworn or affirm, did say he/she is Manager of CANYON
ADVANTAGE, LLC and said document was signed by him/her on behalf of said Limited Liability
Company by Authority of its Bylaws or Resolution of its Board of Directors, and said
Jason Nielsen acknowledged to me said Limited Liability Company executed the
same.

Witness my hand and official seal.



Notary Public

