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BK 7298 PG 471

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/5/2019 1:52:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITL

Recording Requested by:
First American Title Insurance Company
5929 S. Fashion Pointe Dr, Ste 120
South Ogden, UT 84403
(801)479-6600

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Jose Ruvalcaba and Sheri Miranda
Ruvalcaba
1417 South Haight Creek Drive
Kaysville, UT 84037

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

RESPA

WARRANTY DEED

Escrow No. **338-5960680 (tp)**
A.P.N.: **08-096-0006**

Chris H. McRoberts and Kristy R. McRoberts, Trustees or their successors in trust under The Chris H. McRoberts Revocable Trust, dated October 29, 2003, with respect to an undivided one-half interest;

and

Kristy R. McRoberts and Chris H. McRoberts, Trustees or their successors in trust under The Kristy R. McRoberts Revocable Trust, dated October 29, 2003, with respect to an undivided one-half interest,

Grantor, of Kaysville, Davis County, State of UT, hereby CONVEY AND WARRANT to

Jose Ruvalcaba and Sheri Miranda Ruvalcaba, husband and wife as joint tenants,

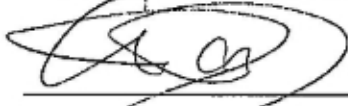
Grantee, of Kaysville, Davis County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Davis County, State of **Utah**:

LOT 6, HESS FARM ESTATES NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

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

Witness, the hand(s) of said Grantor(s), this 7-3-19.

The Chris H. McRoberts Revocable Trust

 trustee

Chris H. McRoberts, Trustee

 trustee

Kristy R. McRoberts, Trustee

The Kristy R. McRoberts Revocable Trust

 trustee

Kristy R. McRoberts, Trustee

 trustee

Chris H. McRoberts, Trustee

STATE OF Utah)
County of Utah) ss.

On 7/3/19, before me, the undersigned Notary Public, personally appeared **Chris H. McRoberts and Kristy R. McRoberts, Trustees or their successors in trust under The Chris H. McRoberts Revocable Trust, dated October 29, 2003, with respect to an undivided one-half interest; and Kristy R. McRoberts and Chris H. McRoberts, Trustees or their successors in trust under The Kristy R. McRoberts Revocable Trust, dated October 29, 2003, with respect to an undivided one-half interest**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 2/11/22



Notary Public

