

Mail Recorded Deed and Tax Notice To:
Mathew Shaw and Brooke Shaw
748 East Snap Dragon Lane
Fruit Heights, UT 84037



File No.: 118980-LMF

WARRANTY DEED

William M. Wernli, single man

GRANTOR(S) of Farmington, State of Utah, hereby Conveys and Warrants to

Mathew Shaw and Brooke Shaw, husband and wife as joint tenants

GRANTEE(S) of Fruit Heights, 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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 07-278-0105 (for reference purposes only)

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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 21 day of October, 2019.



William M. Wernli

STATE OF WA
COUNTY OF Spokane

The foregoing instrument was acknowledged before me this 21st of October, 2019 by William M. Wernli.



Notary Public

Notary Public
State of Washington
ERICH HERRBACH
COMM. # 200826
MY COMMISSION EXPIRES
JUNE 7, 2022

EXHIBIT A
Legal Description

All of Lot 105, contained within ORCHARD FARMS P.R.U.D. PHASE 1, a Utah Planned Residential Unit Development, as the same is identified in the Record of Plat Map recorded in Davis County, Utah as Entry No. 2598883 in Book 5274 at Page 401 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Neighborhood Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Orchard Farms Single Family Residences, recorded in Davis County, Utah as Entry No. 2598886 in Book 5274 at Page 529 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH a membership in the Sub-Association and the right to use and access the Common Areas and Facilities, and any Exclusive Common Area for this Neighborhood, subject to provisions of the Master Declaration of Covenants, Conditions, Restrictions and Reservations or Grant of Easements for Orchard Farms Planned Residential Unit Development recorded as Entry No. 2598884 in Book 5274 at Page 402 of the official records of the County Recorder of Davis County, Utah.