

E 3206787 B 7397 P 1466-1467
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/26/2019 1:54:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:
First American Title Insurance Company
1795 E Legend Hills Drive, Ste 100
Clearfield, UT 84015
(801)825-1313

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Kenneth T. Erickson and Tricia W. Erickson
1184 Devon St
Kaysville, UT 84037

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **14253-6012150 (MF)**
A.P.N.: **11-045-0482**

Kenneth T. Erickson, Grantor, of **Kaysville**, **Davis** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Kenneth T. Erickson and Tricia W. Erickson, husband and wife, 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 464, KING CLARION HILLS NO. 4 SUBDIVISION, IN THE CITY OF KAYSVILLE, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, STATE OF UTAH.

LESS AND EXCEPTING:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 464, KING CLARION HILLS NO. 4, AND RUNNING THENCE SOUTH 70 DEGREES WEST 134.04 FEET, THENCE SOUTH 20 DEGREES EAST 7.0 FEET, THENCE NORTH 70 DEGREES EAST TO THE EAST LINE OF SAID LOT, THENCE NORTH 1 DEGREE EAST TO THE POINT OF BEGINNING.

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 11/21/2019.

A.P.N.: 11-045-0482

Special Warranty Deed - continued

File No.: 14253-6012150
(MF)

Kenneth T. Erickson

Kenneth T. Erickson

STATE OF Tx)
COUNTY OF Tarrant)ss.

On 21 Nov, 2019, personally appeared before me, **Kenneth T. Erickson**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

[Signature]

Notary Public
Guillermo L. Guzman
(Printed Name)
My Commission expires: 7/9/20

