



W3238981

E# 3238981 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
01-Jun-22 1048 AM FEE \$40.00 DEP SLV
REC FOR: FIRST AMERICAN TITLE - LEGEND HIL
ELECTRONICALLY RECORDED

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:
Jonathon J. Cunningham and Veronica E.
Cunningham
3611 Taylor Avenue
Ogden, UT 84403

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

WARRANTY DEED

Escrow No. **14253-6113552 (vc)**
A.P.N.: **05-024-0001**

Thomas B. Butts Jr. and Erica King Butts, husband and wife, Grantor, of **Austin, Lonoke** County, State of **AR**, hereby CONVEY AND WARRANT to

Jonathon J. Cunningham and Veronica E. Cunningham, joint tenants, Grantee, of **Ogden, Weber** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

THE SOUTH 84 FEET OF LOTS 1 AND 2 AND THE NORTH 31 FEET OF LOTS 11 AND 12, BLOCK 3, MOUNT OGDEN ADDITION TO OGDEN CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

TOGETHER WITH A RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED PROPERTY, OVER, ACROSS AND ALONG THE FOLLOWING: BEGINNING 10 FEET EAST OF THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 3, RUNNING THENCE EAST 10 FEET; THENCE SOUTH 76 FEET; THENCE WEST 10 FEET; THENCE NORTH 76 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this 05/31/22.

Thomas B. Butts Jr.

Erica King Butts

STATE OF Arkansas)
County of LONOKE)ss.

On 5/31/22, before me, the undersigned Notary Public, personally appeared **Thomas B. Butts, Jr. and Erica King Butts**, 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:

11-06-2026



Gina Lowry
Notary Public