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BK 7532 PG 254

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/11/2020 8:32:00 AM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

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:
Ryan James Kradel and Jessica Rose
Kradel
1947 East 7470 South
South Weber, UT 84405

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

SPECIAL WARRANTY DEED

Escrow No: **338-6049352 (YS)**
A.P.N.: **13-316-0006**

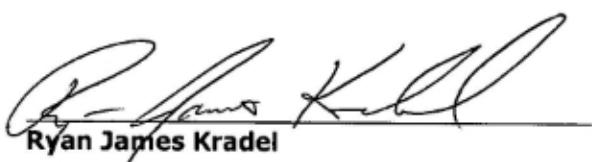
Ryan James Kradel and Jessica Rose Kradel, Grantor, of **South Weber, Utah** County, State of **Davis**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Ryan Kradel and Jessica Kradel, as co-Trustees of The Kradel Family Revocable Living Trust, dated March 6, 2020, Grantee, of **South Weber, Davis** County, State of **Utah**, 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**:

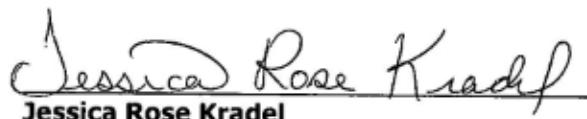
LOT 6, VALLEY FLATS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

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 **June 5, 2020**.



Ryan James Kradel



Jessica Rose Kradel

A.P.N.: 13-316-0006

Special Warranty Deed - continued

File No.: 338-6049352 (YS)

STATE OF Utah)
COUNTY OF Weber)Ss.

On June 5, 2020, personally appeared before me, **Ryan James Kradel** and **Jessica Rose Kradel**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public *Nic R. Silva*
(Printed-Name) My Commission expires: 9/4/21

