

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



\*W3270343\*

E# 3270343 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
18-Jan-23 1129 AM FEE \$40.00 DEP DA  
REC FOR: FIRST AMERICAN - FASHION POINTE  
ELECTRONICALLY RECORDED

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Michelle R. Turner and David A. Turner  
5147 Sunset Way  
Ogden, UT 84403-4394

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

### WARRANTY DEED

Escrow No. **338-6228781 (KA)** *CM*  
A.P.N.: **07-785-0005** *PCV CM DB ds*

**Sunset Ridge, LLC**, Grantor, of **Ogden**, **Weber** County, State of **Utah**, hereby CONVEY AND WARRANT to

**Michelle R. Turner and David A. Turner, Wife and Husband, As Joint Tenants with Full Rights of Survivorship**, 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**:

LOT 105, SUNSET RIDGE PRUD - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2023 and thereafter.

WITNESS the hand of said Grantor, on January 18<sup>th</sup>, 2023.

Sunset Ridge, LLC

By: Vaughn Jacobsen  
Name: Vaughn Jacobsen  
Title: Manager

STATE OF Utah )  
 )Ss.  
COUNTY OF Weber )

On January 18th, 2023, personally appeared before me, **Vaughn Jacobsen, Manager of Sunset Ridge/LLC** the signor of the within instrument, who duly acknowledged to me that he/she executed the same.

Karen Anderson  
Notary Public

Karen Anderson  
(Printed Name)

My Commission expires: 6/15/2025

{Seal or Stamp}

