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BK 7563 PG 1696

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/29/2020 2:06:00 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:
Christen B. Balling and Sonya C. Balling
693 North Park Shadows Circle
Bountiful, UT 84010

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

WARRANTY DEED

Escrow No. **14253-6066077 (lv)**
A.P.N.: **03-164-0042**

Jack P. Balling and Karma H. Balling, husband and wife, as joint tenants, Grantor, of **Bountiful, Davis** County, State of **UT**, hereby CONVEY AND WARRANT to

Christen B. Balling and Sonya C. Balling, husband and wife as joint tenants, Grantee, of **Bountiful, 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**:

UNIT NO. 42, BUILDING 19, CONTAINED WITHIN THE PARK SHADOWS CONDOMINIUMS PHASE 2, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON SEPTEMBER 24, 1996 IN DAVIS COUNTY, AS ENTRY NO. 1275912, IN BOOK 2046, AT PAGE 917 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON SEPTEMBER 24, 1996 IN DAVIS COUNTY, AS ENTRY NO. 1275913 IN BOOK 2046 AT PAGE 918 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

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 **July 29, 2020**.

Jack P. Balling
Jack P. Balling

Karma H. Balling
Karma H. Balling

STATE OF Utah)
County of Davis) ss.

On July 29, 2020, before me, the undersigned Notary Public, personally appeared **Jack P. Balling and Karma H. Balling**, 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: 12/8/22

[Signature]
Notary Public

