

3314932
BK 7637 PG 1336

E 3314932 B 7637 P 1336-1338
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/13/2020 1:31:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR VANGUARD TITLE INS-UM

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to and
WHEN RECORDED RETURN TO:
Alfred Riness, III
105 Peregrine LN #20
Bountiful, UT 84010
File No.: 55534-HJ

WARRANTY DEED

GRANTOR(S): **Bryнна L Morrison**

hereby CONVEY(S) and WARRANT(S) to:

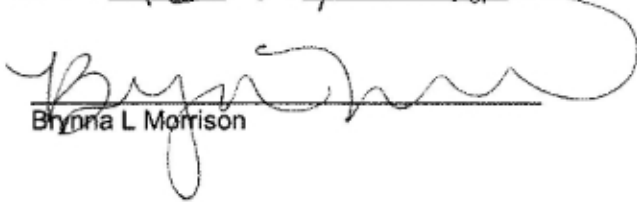
GRANTEE(S): **Alfred Riness, III, married man**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Davis County**, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

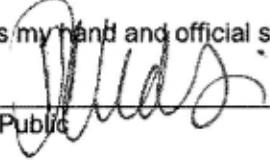
WITNESS, the hand(s) of said Grantor(s), EXECUTED this 12 day of November, 2020.


Brynna L Morrison

State of Utah)
)ss.

County of Davis)

On this 12 day of November 2020, personally appeared before me Brynna L Morrison, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.


Notary Public

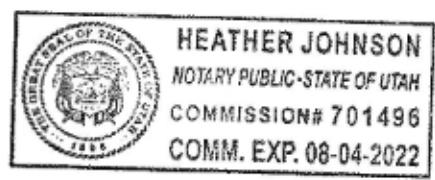


EXHIBIT A

Legal Description

Order No.: 55534-HJ

All of Unit 20, PEREGRINE POINTE CONDOMINIUMS, PHASE 3, according to the official plat thereof recorded in the office of the Davis County Recorder.

TOGETHER with an undivided appurtenant interest in and to all common area which shall be appurtenant to such unit, declared in the restricted Covenants of the PEREGRINE POINTE CONDOMINIUMS, recorded in the office of the Davis County Recorder on the 16th Day of August 1999, as Entry No. 1275913, Page 2046, Book 918 AND Amended February 16, 2000, as Entry No. 1575569, in Book 2616, at Page 382 and amended February 16, 2000, as Entry No. 1575570, in Book 2616, at Page 387. Amended June 2, 2000, as Entry No. 1595604, in Book 2654, at page 1437.

Grantee by acceptance hereof and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the Covenants, Terms, Provisions and Conditions set forth in said Declaration of Condominium and By-laws, including but not limited to the obligation to make payments of assessments for the maintenance and operation of the Condominium which may be levied against said unit.

This conveyance is made subject to the following: (A) Real property taxes subsequent to date hereof; (B) All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens as set forth in the Declaration of Condominium and By-laws; (C) Said Covenants, Conditions, Restrictions and Easements of record, or enforceable in law or equity, if any, which may now effect the above-described property.

Tax Parcel No.: 03-190-0020