

This Document Prepared By:

VOYANT LEGAL PLLC 991 Shepard Lane, Suite 210 Farmington, Utah 84025

After Recording, Return and Mail Tax Statements To:

Marcus E. Brown and Katrina Nicholes-Shults 4108 South Lily Drive Roy, Utah 84067

APN: 08-396-0017

PCV

E# **3315607** PG 1 OF 2 Leann H. Kilts, WEBER COUNTY RECORDER FEE \$40.00 DEP SLW 26-Feb-24 0915 AM REC FOR: VOYANT LEGAL ELECTRONICALLY RECORDED

WARRANTY DEED

MARCUS E. BROWN, KATRINA NICHOLES-SHULTS, and EVELYN J. NIXON, GRANTORS,

Whose current mailing address is 4108 South Lily Drive, Roy, Utah 84067;

HEREBY convey and warrant to

MARCUS E. BROWN and KATRINA NICHOLES-SHULTS, as joint tenants, GRANTEES,

Whose mailing address is 4108 South Lily Drive, Roy, Utah 84067;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Weber, State of Utah:

ALL OF LOT 90, SUMMERS POINTE SUBDIVISION PHASE 4, ROY CITY, WEBER COUNTY, UTAH.

More commonly known as 4108 South Lily Drive, Roy, Utah 84067.

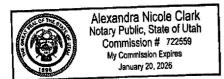
SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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WITNESS, the hand of said grantor, this day of February 2024.	
Manus El Secretary MARCUS E. BROWN	Katrina Nicholes-Shults
KATRINA NICHOLES-SHULTS, as Attorney-in-fact for Evelyn Jean Nixon	
STATE OF UTAH)) ss.
COUNTY OF WEBER)

On this February \mathcal{D} , 2024, personally appeared before me MARCUS E. BROWN, KATRINA NICHOLES-SHULTS, and KATRINA NICHOLES-SHULTS, Attorney-in-fact for Evelyn J. Nixon, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.



NOTARY PUBLIC
My commission expires: