



W3320687

MAIL TAX NOTICES TO GRANTEE AT:
5677 S Redwood Rd #18,
Taylorsville, UT 84123

E# 3320687 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
05-Apr-24 1001 AM FEE \$40.00 DEP DAC
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED



Property Reference Information: **BST**
Tax Parcel No(s): **02-021-0060** **BST**
Property Address(es) (if any): **PCV**
2658 QUINCY AVE, OGDEN, UT 84401 **ds**

WARRANTY DEED

JENNIFER L. CADY ("Grantor(s)"),

in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

Viking Shield, LLC, a Utah limited liability company, as Trustee of The Quincy Ave Trust U/A/D February 8, 2024 ("Grantee")

in fee simple the following described real property located in **WEBER** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

ALL OF LOT 4, AND THE NORTH 1/2 OF LOT 5, KISSOCKS SUBDIVISION, OF BLOCK 24, PLAT "C", OGDEN CITY SURVEY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

With all the covenants and warranties of title from Grantor(s) in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2024** and thereafter.

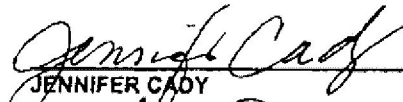
[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: SL56140CE
Tax Parcel No(s): 02-021-0060
Property Address(es) (if any):
2658 QUINCY AVE, OGDEN, UT 84401

-Signature Page to Warranty Deed-


Witness the hand of Grantor(s) this 15 day of FEBRUARY, 2024.



JENNIFER CADY
L. (C)

STATE OF UTAH)
COUNTY OF Wasatch) ss.

On this 15 day of February, 2024, personally appeared before me JENNIFER ^{L.}CADY, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that she executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

