

3322198
BK 7649 PG 1962

E 3322198 B 7649 P 1962-1963
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/03/2020 04:21 PM
FEE \$40.00 Pgs: 2
DEP RT REC'D FOR PHILLIPS HANSEN L
AND TITLE CO

WHEN RECORDED MAIL TO:
MASON ELLIS
68 WEST 1350 NORTH
BOUNTIFUL, UT 84010

RETURNED
DEC 03 2020

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF PHILLIPS-HANSEN LAND TITLE COMPANY ORDER # PH 15266
MAIL TAX NOTICE TO: MASON ELLIS, 68 WEST 1350 NORTH, BOUNTIFUL, UT 84010

WARRANTY DEED

DAN HART

GRANTOR(S)

OF GARLAND, COUNTY OF BOX ELDER, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

MASON ELLIS

GRANTEE(S)

OF BOUNTIFUL, COUNTY OF DAVIS, STATE OF UTAH

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN DAVIS COUNTY, STATE OF UTAH:

14-043-0051

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND
TAXES FOR THE YEAR 2020 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 3RD DAY OF DECEMBER, 2020.



DAN HART

STATE OF UTAH)
)SS
COUNTY OF BOX ELDER)

ON THIS 3RD DAY OF DECEMBER, 2020, PERSONALLY APPEARED BEFORE ME, DAN HART, THE
SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME.



NOTARY PUBLIC

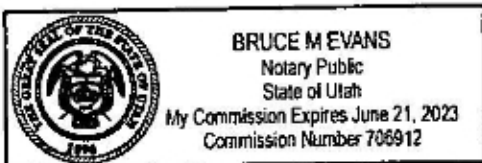


EXHIBIT "A"

14-043-0051

A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE EAST LINE OF 5000 WEST STREET, BEING THE SOUTHWEST CORNER OF LOT 25, BINGHAM ESTATES PHASE V SUBDIVISION; WEST POINT CITY, DAVIS COUNTY, UTAH, SAID POINT IS ALSO 87.49 FEET SOUTH 0°04' WEST ALONG THE SECTION LINE 73.12 FEET NORTH 89°51'30" EAST AND 806.7 FEET SOUTH; FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 89°51'30" EAST 309.995 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION; THENCE SOUTH 426.76 FEET ALONG THE WEST BOUNDARY OF SAID SUBDIVISION; THENCE WEST 159.99 FEET; THENCE NORTH 100 FEET; THENCE WEST 58.79 FEET; THENCE NORTH 217.99 FEET; THENCE WEST 91.21 FEET TO THE EAST LINE OF SAID 5000 WEST STREET; THENCE NORTH 108 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO BEGINNING AT THE SOUTHWEST CORNER OF LOT 22, BINGHAM ESTATES PHASE V SUBDIVISION, WEST POINT CITY, DAVIS COUNTY, UTAH; RUNNING THENCE WEST 159.55 FEET; THENCE NORTH 63.947 FEET; THENCE EAST 159.99 FEET; THENCE SOUTH 63.947 FEET TO THE POINT OF BEGINNING.