

**This Document Prepared By:**

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

**After Recording, Return and  
Mail Tax Statements To:**

Katrina Nicholes-Shults  
4108 South Lily Drive  
Roy, Utah 84067

APN: 08-396-0017

ds



\*W3327784\*

E# 3327784 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
03-Jun-24 02:18 PM FEE \$40.00 DEP RC  
REC FOR: VOYANT LEGAL  
ELECTRONICALLY RECORDED

## **WARRANTY DEED**

MARCUS E. BROWN and KATRINA NICHOLAS-SHULTS, as joint tenants, GRANTORS,

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

HEREBY convey and warrant to

KATRINA NICHOLAS-SHULTS, GRANTEE,

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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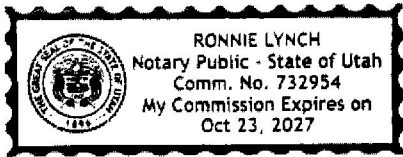
WITNESS, the hand of said grantor, this 3rd day of June 2024.

Marcus E Brown  
MARCUS E. BROWN

Katrina Nicholes Shults  
KATRINA NICHOLLES-SHULTS

STATE OF UTAH )  
 ) ss.  
COUNTY OF DAVIS )

On this June 3, 2024, personally appeared before me MARCUS E. BROWN and KATRINA NICHOLLES-SHULTS the signers of the foregoing instrument who duly acknowledged to me that they executed the same.



R Lynch  
NOTARY PUBLIC  
My commission expires: 10/23/2027