

WHEN RECORDED MAIL TO:
LEE KILPACK
~~467 N 400 E 164 W 3300 S.~~
BOUNTIFUL, UT 84010

3347550
BK 7695 PG 1820

E 3347550 B 7695 P 1820-1821
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/11/2021 4:07:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR INWEST TITLE SERVICE

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 280595
MAIL TAX NOTICE TO: LEE KILPACK
~~467 N 400 E~~ BOUNTIFUL, UT 84010
164 W. 3300 S.

WARRANTY DEED

ASHTON N. WRIGHT AND LEE MADISON WRIGHT

GRANTOR(S)

OF BOUNTIFUL, COUNTY OF DAVIS, STATE OF UT
HEREBY CONVEY AND WARRANT TO

LEE ALLEN KILPACK, SINGLE MAN

GRANTEE(S)

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

(03-062-0042)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR
THE YEAR 2021 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 11th day of February, 2021.

Ashton N Wright
ASHTON N. WRIGHT

Lee Madison Wright
LEE MADISON WRIGHT

ACKNOWLEDGMENT



STATE OF UTAH)
COUNTY OF DAVIS) (ss. Tracy Beck)

On February 11, 2021, personally appeared before me **ASHTON N. WRIGHT AND LEE MADISON WRIGHT**, the
signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.



[Signature]
NOTARY PUBLIC

My Commission Expires: JUNE 18, 2022
Residing at: SALT LAKE COUNTY



INWEST TITLE

10542 SOUTH JORDAN GATEWAY #100
SOUTH JORDAN, UT 84095

EXHIBIT "A"

UNIT B, IN BUILDING 11, CONTAINED WITHIN THE COLONIAL GARDENS CONDOMINIUM, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN DAVIS COUNTY, UTAH, IN BOOK 780, AT PAGE 891 OF PLATS AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AND BYLAWS OF THE COLONIAL GARDENS CONDOMINIUM, RECORDED IN DAVIS COUNTY, IN BOOK 780 AT PAGE 892, AND ANY AND ALL AMENDMENTS THERETO, OF THE OFFICIAL RECORDS.

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT (THE REFERENCED DECLARATION MAY PROVIDE FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT, AND (C) THE NONEXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.