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BK 7769 PG 1337

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
5/27/2021 1:58:00 PM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR NORTH STAR TITLE LL

Prepared By:  
North Star Title LLC  
6925 S Union Park Center, Suite 100  
Cottonwood Heights, UT 84047

Return To:  
Maxwell Murphy, and Maria Izazaga, husband  
and wife  
2285 Sorrento Dr.  
Woods Cross, UT 84087

## WARRANTY DEED

Walker Rix, an unmarried man, of Woods Cross, Davis County, Utah, GRANTORS,

**Hereby** CONVEY(S) and WARRANT(S) to

Maxwell Murphy, and Maria Izazaga, husband and wife, of Woods Cross, DAVIS County, Utah,  
GRANTEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt  
and sufficiency of which is hereby acknowledged, the following described tracts of land in DAVIS County,  
State of Utah, to-wit:

See Exhibit A attached hereto and made a part hereof.

**Tax Parcel No.:** 06-097-0109

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity  
and general property taxes for the year 2021 and thereafter.

WITNESS the hand of said grantor(s), this 27th day of May, 2021.

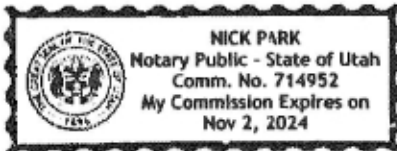
Walker Rix  
Walker Rix

State of UTAH  
of SALT LAKE

On this 27th day of May, 2021, before me, NICK PARK a notary public, personally appeared Walker Rix, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Nick Park  
(notary signature)



**EXHIBIT A**

ALL OF LOT 109, SORRENTO ESTATES PLAT NUMBER 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.