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BK 7780 PG 1460

E 3391188 B 7780 P 1460-1461  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
6/14/2021 11:51:00 AM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR OLD REPUBLIC NATL

MAIL TAX NOTICE TO GRANTEE:  
Matthew Powell and Sarah Elizabeth Powell  
165 South Sunburst Drive  
Layton Utah 84041  
File Number: 2155803SMQ

## WARRANTY DEED

Chase Bryan and Bridget Bryan, joint tenants

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Matthew Powell and Sarah Elizabeth Powell  
Husband and Wife, as Joint Tenants

GRANTEE

the following tract of land in Davis County, State of Utah, to-wit


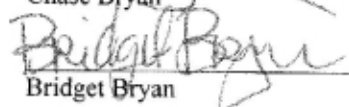
Lot 195, HARMONY PLACE PRUD NO. 1, a Planned Unit Development, according to the official plat thereof, on file and of record in the office of the Davis County Recorder.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing 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 non-exclusive right to use and enjoy the Common Areas and Facilities included in said 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).

TAX ID NUMBER FOR PROPERTY: 12-868-0195

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

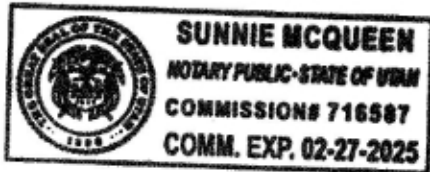
Effective as of this 4th day of June, 2021.

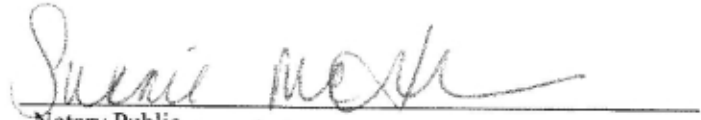
  
Chase Bryan  
  
Bridget Bryan

STATE OF: UTAH

COUNTY OF: Davis

The foregoing instrument was acknowledged before me this 4 day of June, 2021 by Chase Bryan and Bridget Bryan



  
Notary Public  
Residing In: Wilton, UT  
Commission Expires: 2/27/25