



After Recording Return To:
Mail Tax Notices To:
Megan Warden and Benjamin O. Warden
943 South Signal Hill
Fruit Heights, UT 84037

File Number: 21-6325-RM
Parcel ID: 07-201-0043

Warranty Deed

Know All Men By These Presents that , **Benjamin O. Warden and Megan Warden, Trustees of the Benjamin and Megan Warden Family Trust dated the 21 day of February, 2019**, (henceforth referred to as "Grantor") of **Fruit Heights, UT**, for Ten Dollars (\$10.00) and Other Good and Valuable consideration paid, grant to **Megan Warden and Benjamin O. Warden, Wife and Husband as Joint Tenants**, (henceforth referred to as "Grantee") of **943 South Signal Hill, Fruit Heights, UT 84037**, with **WARRANTY COVENANTS:**

ALL OF LOT 25, SPRING HOLLOW ESTATES PHASE 1. ALSO:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, SPRING
HOLLOW ESTATES PHASE 1 AND RUNNING THENCE SOUTH
71°03'00" EAST ALONG THE SOUTH BOUNDRY LINE OF SAID LOT 26,
146.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26 THENCE
NORTH 67°32'56" WEST 142.75 FEET TO A POINT ON A 55 FOOT
RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 51°35'37"
WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 09°59'19", 9.59 FEET TO
THE POINT OF BEGINNING.

Tax Parcel #: 07-201-0043

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 15
day of July, 2021.

The Benjamin and Megan Warden Family Trust dated the 21 day of February, 2019

Benjamin O. Warden, TRUSTEE
Benjamin O. Warden, Trustee

Megan Warden, trustee
Megan Warden, Trustee

STATE OF UTAH
COUNTY OF WEBER

On this 15 day of May, 2021, before me Robin Moran, a notary public,
personally appeared Benjamin O. Warden and Megan Warden, Trustees of the Benjamin and
Megan Warden Family Trust dated the 21 day of February, 2019, 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

Robin Moran
Notary Public

