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BK 7848 PG 735

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/21/2021 11:26:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
Sean Smith
844 North 1000 West
Clinton, UT 84015



File No.: 148923-MYQ

WARRANTY DEED

Sean Smith and Charlee Smith, as joint tenants

GRANTOR(S) of Clinton, State of Utah, hereby Conveys and Warrants to

Sean Smith, a married man

GRANTEE(S) of Clinton, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 14-068-0051 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

EXHIBIT A
Legal Description

Beginning at an iron stake which is 2448.8 feet, more or less, South of the Northwest corner of Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence East 300 feet, more or less, to the West right of way line of a railroad; thence Northerly along the said Westerly right of way line of a railroad to a point due East of a point which is 2368.8 feet South of the Northwest corner of said Section 35; thence West 292 feet, more or less, to said point; thence South 80 feet, more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of property located in Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian, to be used for street right of way. Said parcel is more particularly described as:

Beginning at an iron stake which is located 2448.8 feet, more or less, South of the Northwest corner of said Section 35; thence East 33 feet; thence North 80 feet; thence West 33 feet; thence South 80 feet to the point of beginning.