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BK 7850 PG 882

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/23/2021 2:10:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR TRULY TITLE INC

Prepared By:
Truly Title, Inc.
6965 South Union Park Center, Suite 180
Cottonwood Heights, UT 84047

When Recorded, Mail Deed and Tax Notice To:
Robert Wells and Katrina Wells
609 Meadowlark Ln
Bountiful, UT 84010

WARRANTY DEED

Ashley C. Phillips, grantor, hereby CONVEY(S) and WARRANT(S) to

Katrina Marie Van Duzee and Robert Wells, Jr., wife and husband as joint tenants

,grantee, for the sum of TEN AND NO/100 ----DOLLARS, and other good and valuable consideration, the following described tracts of land located in DAVIS County, State of Utah, to-wit:

The land hereinafter referred to is situated in the City of Bountiful, County of DAVIS, State of UT, and is described as follows:

LOT 35, OAKVISTA PARK NO. 1, EXCEPT THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 35; THENCE NORTH 75°00' EAST 87.49 FEET; THENCE NORTH 0°35' WEST 19.50 FEET; THENCE SOUTH 63°26'40" WEST 94.25 FEET TO THE POINT OF BEGINNING.

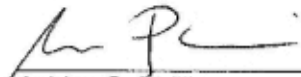
ALSO:

BEGINNING AT THE NORTHEAST CORNER OF LOT 35 OF SAID SUBDIVISION; THENCE NORTH 28°09' WEST 32.42 FEET; THENCE SOUTH 0°35' EAST 36.05 FEET; THENCE NORTH 63°26'40" EAST 16.69 FEET TO THE POINT OF BEGINNING. BEING PART OF LOT 47 OF SAID SUBDIVISION.

APN: 05-064-0035

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

WITNESS the hand of said grantor(s), this 21st day of September, 2021.




Ashley C. Phillips

State of Utah
County of DAVIS

On 21st day of September, 2021 before me, Crystal D Bond, Notary Public, personally appeared Ashley C. Phillips, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

