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BK 7877 PG 1502

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/1/2021 1:34:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR GT TITLE SERVICES-SALT LAKE

MAIL TAX NOTICES TO GRANTEE(S) AT:
1170 North Hill Field Road
Layton, UT 84041



Property Reference Information:
Tax Parcel No(s): **10-039-0036**
Property Address(es) (if any):
1170 North Hill Field Road, Layton, UT 84041

WARRANTY DEED

My Real Utah, LLC, a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

BRENT WATSON AND CLAUDIA WATSON joint tenants ("Grantee(s))"

in fee simple the following described real property located in **DAVIS** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**ALL OF LOT 36, RILEY SUBDIVISION, A SUBDIVISION OF PART OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF LAYTON,
ACCORDING TO THE OFFICIAL PLAT THEREOF.**

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2021** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

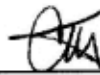
GT Title File No.: **SL46354S**
Tax Parcel No(s): **10-039-0036**
Property Address(es) (if any):
1170 North Hill Field Road, Layton, UT 84041

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

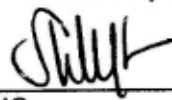
Witness the hand of Grantor this 21 day of **OCTOBER, 2021**.

My Real Utah, LLC

By: 
Christina Moser
Its: **Authorized Signer**

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 21 day of **October, 2021**, personally appeared before me **Christina Moser**, who stated that he/she is the **Authorized Signer of My Real Utah, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.


NOTARY PUBLIC

