

Mail Tax notice to:
Grantee
1132 West 1800 North
Clinton, UT 84015
MNT File No.: MA13816
Tax ID No.: 14-002-0072

WARRANTY DEED

Jeffrey Cameron Manwaring

GRANTOR of Clinton, State of Utah, hereby CONVEYS and WARRANTS TO:

Daniel Metcalfe, a married man.

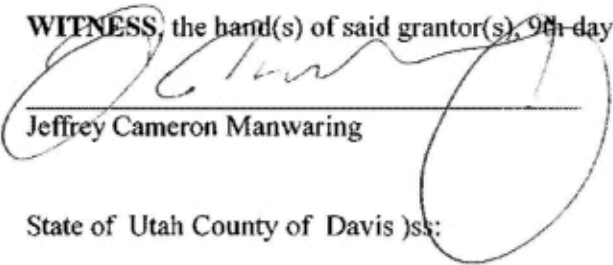
GRANTEE of 1132 West 1800 North, Clinton, UT 84015 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Davis County, State of Utah:

Beginning at a point on the North line of State Highway, 33 feet, more or less, North and 660 feet West from the Southeast corner of the Northeast Quarter, Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence West 91.7 feet along said Highway; thence North 376.44 feet; thence North 22°07' East 248.88 feet, more or less to the Western boundary line of the official plat of Harvest Ridge Subdivision No. 1, thence South 607 feet along said subdivision boundary and the Western boundary of the official plat of Bob's Car Wash Subdivision No. 2 to the point of Beginning.

Less and excepting therefrom the following: Beginning at a point on the North line of State Highway, 33 feet, more or less, North and 751.70 feet West parallel to the center line of said Highway to the grantors West boundary line from the Southeast corner of the Northeast Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian; running thence East 3.00 feet parallel to said Highway center line; thence North 388.45 feet more or less to the Southeasterly line of Lakeview Gardens Subdivision No. 3, a Subdivision in Clinton City, Davis County, Utah; thence South 22°14'07" West along said Subdivision line 7.93 feet to Grantors West boundary line; thence South 381.11 feet more or less to the point of Beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

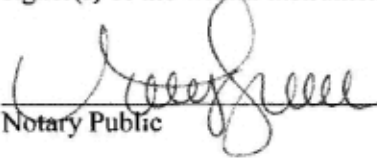
WITNESS, the hand(s) of said grantor(s), 9th day of December, 2021.



Jeffrey Cameron Manwaring

State of Utah County of Davis)ss:

On this date, December 9, 2021, personally appeared before me Jeffrey Cameron Manwaring, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.



Notary Public

