

After Recording Return to:

Laura Milliken Gray, PC
Attorney at Law
1555 East Stratford Ave., Suite 100
Salt Lake City, UT 84106

Tax Notices – mail to:

1149 Daniels Canyon Drive
Layton, Utah 84040

E 3442663 B 7905 P 1677-1678
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/14/2021 03:21 PM
FEE \$40.00 Pgs: 2
DEP RT REC'D FOR LAURA MILLIKEN GR
AY P C

Parcel No.: 09-405-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed by Nicole C. Evans, ("Grantor"), of the County of Davis, State of Utah, who hereby CONVEYS AND WARRANTS, against all who claim by, through or under the Grantor, to Nicole C. Evans, Trustee, or successor Trustee of the Nicole C. Evans Living Trust, dated November 15, 2021 ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration the following described tract of land in Davis County, State of Utah ("Property"):

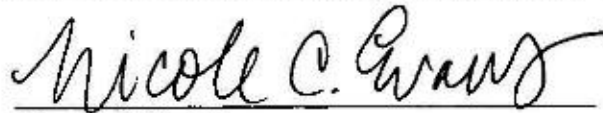
ALL OF LOT 10, DANIELS CANYON SUBDIVISION – A PRIVATE
SUBDIVISION, CONT. 1.86000 ACRES.

Also known as: 1149 Daniels Canyon Drive, Layton, Utah 84040.

Subject however, to: zoning ordinances and other regulations and ordinances affecting the Property; real estate taxes and assessments, both general and special, which are a lien but not yet due and payable; easements, plats, rights of way, limitations, covenants, conditions, reservations and restrictions of record, if any, matter which would be disclosed by an accurate survey.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of any person claiming by, through or under Grantor, but against none other.

GRANTOR has caused this instrument to be executed and delivered, this 15th day of November, 2021.


Nicole C. Evans

Parcel No.: 09-405-0010

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 15th day of November, 2021, before me Laura Milliken Gray, a notary public, personally appeared Nicole C. Evans, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same.

Witness my hand and official seal.





Notary Public