

After Recording Return to:

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

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 GRAY P C

Tax Notices - mail to:

1149 Daniels Canyon Drive  
Layton, Utah 84040

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"):

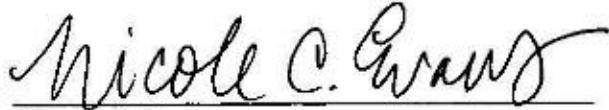
ALL OF LOT 10, DANIELS CANYON SUBDIVISION – A PRIVATE SUBDIVISION, CONT. 1.86000 ACRES.

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 15<sup>th</sup> day of November, 2021.

  
Nicole C. Evans

Parcel No.: 09-405-0010

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

On this 15<sup>th</sup> 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.





The foregoing instrument was prepared by Laura Milliken Gray, PC, 1555 East Stratford Avenue, Suite 100, Salt Lake City, Utah 84106. THE LEGAL DESCRIPTION AND STATED TITLE OWNER(S) CONTAINED HEREIN WERE SUPPLIED BY THE PARTY(IES). AND THE DRAFTSWOMAN ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.