

3446942  
BK 7917 PG 686

E 3446942 B 7917 P 686-687  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/3/2022 10:15:00 AM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR TITAN TITLE INSURANCE AG

WHEN RECORDED MAIL TO:  
GRANTEE  
3388 W 2700 S  
SYRACUSE, UT 84075  
23164

## WARRANTY DEED

LANCE S HAMBLIN AND LAWNI HAMBLIN, JOINT TENANTS

Grantor,

of SYRACUSE, County of DAVIS, State of UT  
hereby CONVEYS and WARRANTS to

LAWNI A HAMBLIN and LANCE S HAMBLIN, TRUSTEES OF THE LAWNI A HAMBLIN FAMILY  
PROTECTION TRUST, DATED THE 17TH DAY OF DECEMBER, 2002

Grantee,

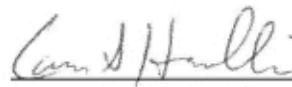
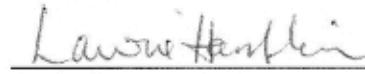
of SYRACUSE, County of DAVIS, State of UT, for the sum of TEN DOLLARS and other good and valuable  
consideration, the following tract of land in DAVIS County, State of UT, to-wit:

See Attached Exhibit "A"

LESS AND EXCEPTING any and all water rights associated herewith.

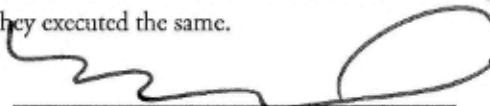
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and  
thereafter.

WITNESS the hand of said grantor, this December 23, 2021

  
\_\_\_\_\_  
LANCE S HAMBLIN  
  
\_\_\_\_\_  
LAWNI HAMBLIN

STATE OF UTAH )  
:ss  
COUNTY OF DAVIS )

On December 23, 2021, personally appeared before me LANCE S HAMBLIN & LAWNI HAMBLIN, the signer(s) of the  
within instrument, who duly acknowledged to me that they executed the same.

  
Notary Public NATHAN BARENS  
Residing at: SALT LAKE  
My Commission Expires: 11-11-23



**EXHIBIT "A"**

File Number: 23164

A part of the Southeast Quarter of Section 17, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Syracuse City Davis County, Utah.

Beginning at a point on the North right of way line of 2700 South Street, said point being 568.82 feet South 89°52'18" East and 33.00 feet North 0°13'01" East from the South Quarter Corner of Section 17, Township 4 North, Range 2 West Salt Lake Base and Meridian, U.S. Survey and running thence North 0°13'01" East 287.04 feet; thence South 89°52'18" East 145.51 feet; thence South 0°56'08" East 7.65 feet; thence South 89°52'18" East 3.45 feet to a point on a fence line extended; thence along said fence line and fence line extended South 0°56'08" East 279.44 feet to the Northerly right of way line of 2700 South Street; thence along said right of way line North 89°52'18" West 154.74 feet to the point of beginning.

Tax ID No. 12-096-0156