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BK 7933 PG 1109

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/26/2022 1:56:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:
First American Title Insurance Company
5929 S Fashion Pointe Dr, Ste 120
South Ogden, UT 84403
(801)479-6600

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Tyler Vawdrey
88 West 50 South #L-5
Centerville, UT 84014

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **338-6192113** (lks)
A.P.N.: **02-049-0105**

Ashlee Hinds and Tyler J. Hinds, a married couple, Grantor, of **Centerville, Davis** County, State of **UT**, hereby CONVEY AND WARRANT to

Tyler Vawdrey, Unmarried Man, Grantee, of **Centerville, Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

UNIT NO. L-5, CONTAINED WITHIN THE CEDAR SPRINGS CONDOMINIUM, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON SEPTEMBER 16, 1976 IN DAVIS COUNTY, AS ENTRY NO. 442675, IN BOOK 616, AT PAGE 518 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON SEPTEMBER 16, 1976 IN DAVIS COUNTY, AS ENTRY NO. 442676 IN BOOK 616 AT PAGE 519 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECTS COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this **January 25, 2022**.

A.P.N.: 02-049-0105

Warranty Deed - continued

File No.: 338-6192113 (lks)

Ashlee Hinds
Ashlee Hinds

Tyler J. Hinds
Tyler J. Hinds

STATE OF *Utah*)
County of *① Salt Lake*) ss.

On *1-25-2022*, before me, the undersigned Notary Public, personally appeared **Ashlee Hinds and Tyler J. Hinds**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: *12-6-2025*

Lori Kathleen Singleton
Notary Public

