

E 3454379 B 7938 P 1424-1426  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/02/2022 03:21 PM  
FEE \$40.00 Pgs: 3  
DEP RT REC'D FOR BOSTON NATIONAL T  
ITLE AGENCY L

**RETURNED**  
**FEB 02 2022**

Record and Return To:  
Boston National Title Agency, LLC  
400 Rouser Road, Suite 500  
Coraopolis, PA 15108

Commitment Number: UT21104111

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**

~~05-074-0029~~ 11-329-0071

**GENERAL WARRANTY DEED**

Todd L. Szallay and Kimberly Szallay, husband and wife, hereinafter grantors, whose tax-mailing address is 1115 E. Homestead Ln., Fruit Heights, UT 84037, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to Todd L. Szallay and Kimberly Szallay, joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is 1115 E. Homestead Ln., Fruit Heights, UT 84037, the following real property:

**THE FOLLOWING TRACT OF LAND IN THE COUNTY OF DAVIS, STATE OF UT, TO-WIT: ALL OF LOT 71, ELLISON FARM PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.**

**Property Address is: 1115 E. Homestead Ln., Fruit Heights, UT 84037**

Prior instrument reference: **Official Records Book 7503, Page 1163**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

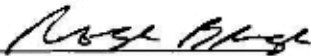
Executed by the undersigned on January 18, 2022.

  
Todd L. Szallay

  
Kimberly Szallay

STATE OF UTAH  
COUNTY OF DEUEL

The foregoing instrument was acknowledged before me on Jan. 18, 2022 by **Todd L. Szallay** and **Kimberly Szallay** who are personally known to me or have produced DMV LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: UT21104111.

