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BK 7950 PG 1306

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/18/2022 1:43:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR GT TITLE SERVICES-SALT

MAIL TAX NOTICES TO GRANTEE(S) AT:
3855 South 500 West, Suite C, Salt Lake City, UT 84115

GT TITLE
File No. SL47935S

Property Reference Information:

Tax Parcel No(s): **03-089-0003**
Property Address(es) (if any):
162 WEST 1700 SOUTH, BOUNTIFUL, UT 84010

WARRANTY DEED

Scott Bird ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

Limitless Investment Group, LLC, a Utah limited liability company ("Grantee"),

in fee simple the following described real property located in **DAVIS** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOT 3, FELLER DRIVE SUBDIVISION, WHICH SUBDIVISION IS A PART OF BLOCK 37, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL47935S**
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-Signature Page to Warranty Deed-

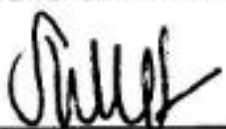
Witness the hand of Grantor this 18 day of **FEBRUARY, 2022**.



Scott Bird

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 18 day of **February, 2022**, personally appeared before me **Scott Bird**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

