

COURTESY RECORDING: This document is being recorded solely as a courtesy and an accommodation to the parties named herein.

WHEN RECORDED, MAIL TAX NOTICES TO:

Jared John Anzures, Trustee
Jennifer Anzures, Trustee
1254 South 1200 West
Woods Cross, Utah 84087

Tax ID No. 06-136-0110

LIMITED WARRANTY DEED

JARED JOHN ANZURES and JENNIFER ANZURES of 1254 South 1200 West, Woods Cross, Utah 84087 (collectively "**Grantor**"), hereby convey and warrant only as against all claiming by, through or under Grantor, but not otherwise, to:

JARED JOHN ANZURES, Trustee or his successors in trust under the JARED JOHN ANZURES REVOCABLE TRUST, dated the 25th day of March, 2022, and any further amendments thereto, with respect to an undivided one-half interest; and

JENNIFER ANZURES, Trustee or her successors in trust under the JENNIFER ANZURES REVOCABLE TRUST, dated the 25th day of March, 2022, and any further amendments thereto, with respect to an undivided one-half interest (collectively "**Grantee**"),

for the sum of Ten and 00/100 dollars (\$10.00), and other good and valuable consideration, the following described real property located at approximately 1254 South 1200 West, Woods Cross, UT 84087, in **Davis County, UT**, and more particularly described as follows:

LOT 110, ARGYLE ACRES SUBDIVISION PHASE 1, ACORDING TO THE OFFICIAL PLAT THEREOF ON FILIE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

(the "**Property**").

This conveyance is made subject to the easements, encumbrances, covenants, conditions, restrictions, rights, rights of way, and reservations appearing of public record in the office of the County Recorder or enforceable in law or equity and taxes owing and thereafter.

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

Witness the hand of said Grantor this 25th day of March, 2022.


JARED JOHN ANZURES

Witness the hand of said Grantor this 25th day of March, 2022.


JENNIFER ANZURES

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 25 day of March, 2022, before me, the undersigned, a Notary Public in and for the State of Utah, personally appeared JARED JOHN ANZURES and JENNIFER ANZURES known to me or proved on the basis of satisfactory evidence to be the persons whose names are subscribed to the foregoing instrument, who duly acknowledged to me that they executed the same for its stated purpose.




Notary Public