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BK 8027 PG 631

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/9/2022 1:49:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR GT TITLE SERVICES-SALT L

MAIL TAX NOTICES TO GRANTEE AT:
26 S Rio Grand St. #2072, SLC UT 84101



Property Reference Information:

Tax Parcel No(s): **02-034-0083**

Property Address(es) (if any):

227 WEST PHEASANTBROOK DRIVE, CENTERVILLE, UT 84014

WARRANTY DEED

BRADLEY MARSHALL as Trustee of THE KATHRYN ADAIR MARSHALL LIVING TRUST U/A/D February 7, 2017 ("Grantor"),

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

SALT CITY HOME BUYERS, 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"):

ALL OF LOT 83 PHEASANTBROOK PART VI PUD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER, STATE OF UTAH.

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.: **SL50293C**
Tax Parcel No(s): **02-034-0083**
Property Address(es) (if any):
227 WEST PHEASANTBROOK DRIVE, CENTERVILLE, UT 84014

-Signature Page to Warranty Deed-

THE UNDERSIGNED PERSON WHO SIGNS THIS DEED HEREBY CERTIFIES THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantors this 7 day of **JUNE, 2022**.

Bradley Marshall, Trustee

BRADLEY MARSHALL, Trustee
THE KATHRYN ADAIR MARSHALL LIVING TRUST
U/A/D February 7, 2017

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 7 day of June, **2022**, personally appeared before me **BRADLEY MARSHALL**, the named signer of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and he/she duly acknowledged that he/she is the Trustee of **THE KATHRYN ADAIR MARSHALL LIVING TRUST U/A/D February 7, 2017** and that he/she executed this instrument in behalf of said Trust as Trustee by authority of the terms thereof. Witness my hand and official seal.

Christina Moser

NOTARY PUBLIC

