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BK 8054 PG 886

E 3488685 B 8054 P 886-888
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/20/2022 3:23:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR GT TITLE SERVICES-SALT

MAIL TAX NOTICES TO GRANTEE AT:
5948 West 5500 South #425, Hooper, Utah 84315



Property Reference Information:

Tax Parcel No(s): **13-023-0190**
Property Address(es) (if any):
371 EAST 6650 SOUTH, SOUTH WEBER, UT 84405

WARRANTY DEED

Steven Kent Bambrough and Jodi Lin Bambrough as Trustees of SJB Revocable Living Trust U/A/D December 12, 2014 ("Grantors"),

in exchange for good and valuable consideration, hereby convey and warrant to

Properties CMD, 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"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantors 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.: **SL50771S**
Tax Parcel No(s): **13-023-0190**
Property Address(es) (if any):
371 EAST 6650 SOUTH, SOUTH WEBER, UT 84405

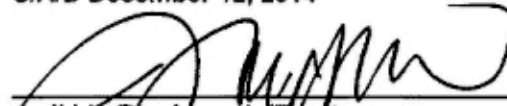
-Signature Page to Warranty Deed-

EACH OF THE UNDERSIGNED PERSONS WHO SIGN THIS DEED HEREBY CERTIFY 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 19 day of JULY, 2022.



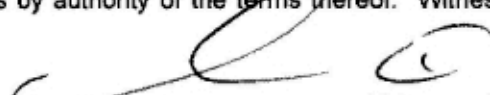
Steven Kent Bambrough, Trustee
SJB Revocable Living Trust
U/A/D December 12, 2014



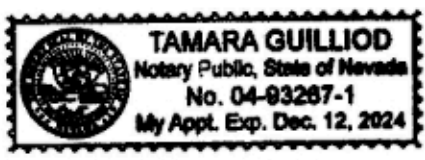
Jodi Lin Bambrough, Trustee
SJB Revocable Living Trust
U/A/D December 12, 2014

STATE OF ~~Utah~~ Nevada)
) ss.
COUNTY OF Clark)

On this 19th day of July, 2022, personally appeared before me **Steven Kent Bambrough and Jodi Lin Bambrough**, the named signers of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and they duly acknowledged that they are the Trustees of **SJB Revocable Living Trust U/A/D December 12, 2014** and that they executed this instrument in behalf of said Trust as Trustees by authority of the terms thereof. Witness my hand and official seal.



NOTARY PUBLIC



Information for Reference Purposes:

File No.: **SL50771S**

Tax Parcel No(s): **13-023-0190**

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EXHIBIT "A"
Legal Description

A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT SOUTH 0°56'49" WEST ALONG THE SECTION LINE 299.30 FEET AND NORTH 89°21' WEST 1074.68 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29; RUNNING THENCE SOUTH 0°03' WEST 272.25 FEET; THENCE NORTH 89°21' WEST 80.00 FEET; THENCE NORTH 0°03' EAST 272.25 FEET; THENCE SOUTH 89°21' EAST 80.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND LESS AND EXCEPTING ANY LAND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT, RECORDED JULY 5, 2017, AS ENTRY NO. 3030444.