

E 3495181 B 8081 P 1503-1506
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/29/2022 04:40 PM
FEE \$40.00 Pgs: 4
DEP RTT REC'D FOR GARRET BALENSIEF
ER

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Garret Balensiefer
3120 S. Beck Drive
Tucson, Arizona 85730

06-050-0154

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Joint Tenancy Deed

For consideration of Ten Dollars, and other valuable considerations, I or we,

Mr. Dan Cottrell, ***a widow *Grantor*. **AKA Daniel M. Cottrell*

do/does hereby convey to

Garret Balensiefer, a married man as his sole and separate property and Seth Balensiefer, a single man

not as Tenants in Common and not as Community Property Estate, but as Joint Tenants with Right of Survivorship, the following described property in the County of Davis, State of Utah *Grantee*

See Attached Exhibit A

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record,

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth,

The Grantees by signing the acceptance below or attached evidence their intention to acquire said premises as Joint Tenants with the Right of Survivorship, and not as Community Property nor as Tenants in Common.

Dated this 1st day of August 2022

Accepted and approved:

Grantees:




Garret Balensiefer



Seth Balensiefer


Grantors:



Dan Cottrell AKA
Daniel M. Cottrell

State of ARIZONA } SS
County of Pima

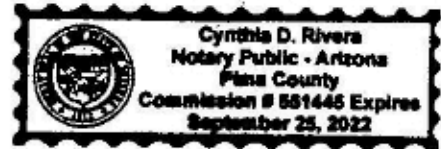
This instrument was acknowledged before me this 2nd day of Aug., 2022
by: Garret Balensiefer



Notary Public

My commission will expire: 9-25-2022

State of UTAH } SS
County of Davis

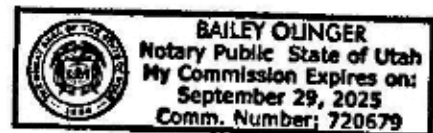


This instrument was acknowledged before me this 29 day of August 2022
by: Seth Balensiefer



Notary Public

My commission will expire: 9/29/2025



State of UTAH

} SS

County of Davis

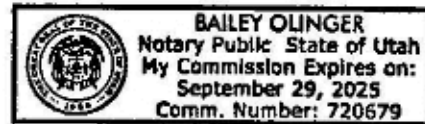
This instrument was acknowledged before me this 29 day of August 2022

by: Dan Cottrell

Bailey Olinger

Notary Public

My commission will expire: 9/29/25



Legal Description

Exhibit A

A tract of land situated in the Southeast Quarter of the Southwest Quarter and the Southwest quarter of the Southeast Quarter of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, in the City of Woods Cross, County of Davis, State of Utah, and being more particularly described as Follows: To Wit: Beginning at a point 3.20 chains West and 9.50 chains North From the Southwest Corner of the Southeast Quarter of said Section 25, and Running Thence East 214.5 feet; Thence South 55 feet; Thence West 214.5 feet; Thence North 55 feet to the POINT OF BEGINNING.

Subject to an Easement for Ingress and Egress over and across the following 10 foot strip of land;

Beginning at a point 3.20 chains West and 572.0 feet North from the Southwest corner of the Southeast Quarter of said Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and Running Thence North 10.0 feet; Thence East 214.5 feet; Thence South 10.0 feet; Thence West 214.5 feet to the POINT OF BEGINNING.

EXCEPTING THERE FROM ANY PORTIONS OF SAID LAND LYING WITHIN 800 WEST STREET