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BK 8084 PG 719

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/1/2022 1:23:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR GT TITLE SERVICES-SALT I

MAIL TAX NOTICES TO GRANTEE AT:  
4286 Rose Springs RD  
ERDA UT 84074



Property Reference Information:

Tax Parcel No(s): **12-130-0117**

Property Address(es) (if any):

**1965 SOUTH MAIN STREET, CLEARFIELD, UT 84015**

## WARRANTY DEED

**RAYMOND G. OPHEIKENS** ("Grantor"),

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

**PAUL GREAGER, a married man as his sole and separate property** ("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 117, JULIE ESTATES SUBDIVISION, CLEARFIELD CITY, DAVIS COUNTY, UTAH,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE  
OFFICE OF THE DAVIS COUNTY RECORDER.**

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.]

