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BK 8102 PG 542

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/29/2022 10:40:00 AM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR GT TITLE SERVICES-SALT LA

MAIL TAX NOTICES TO GRANTEE AT:



Property Reference Information:

Tax Parcel No(s): **02-088-0010**
Property Address(es) (if any):
661 EAST 1400 NORTH, BOUNTIFUL, UT 84010

WARRANTY DEED

JOSEPH ALAN PRATT as Trustee of **THE GERRY PRATT FAMILY TRUST U/A/D MAY 16TH, 2014** ("Grantor"),

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

SALT LAKE WARRIOR, LLC, a **TEXAS** 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 10, FREESTONE ACRES, PLAT A, BOUNTIFUL CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT RECORD THEREOF.

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.: **SL51618C**
Tax Parcel No(s): **02-088-0010**
Property Address(es) (if any):
661 EAST 1400 NORTH, BOUNTIFUL, UT 84010

-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 28 day of **SEPTEMBER, 2022**.

Joseph Alan Pratt, Trustee
JOSEPH ALAN PRATT, Trustee
THE GERRY PRATT FAMILY TRUST
U/A/D MAY 16TH, 2014

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 28 day of September, 2022, personally appeared before me **JOSEPH ALAN PRATT**, 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 GERRY PRATT FAMILY TRUST U/A/D MAY 16TH, 2014** 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

