

3503894
BK 8117 PG 1081

E 3503894 B 8117 P 1081-1082
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/20/2022 3:37:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:
First American Title Insurance Company
5929 S Fashion Pointe Dr, Ste 120
South Ogden, UT 84403
(801)479-6600

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Ivy Meadows LLC
118 E. Lomond View Drive
North Ogden, Ut. 84414

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **338-6240544 (JJ)**
A.P.N.: **14-101-0001**

Linda F. Thurgood, Trustee of The LuAnna K. Fowers Revocable Trust, dated February 3, 1997, Grantor, of **Hooper, Davis** County, State of **Ut**, hereby CONVEY AND WARRANT to

Ivy Meadows LLC, Grantee, of **Ogden, Weber** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

BEGINNING AT A POINT 9.16 CHAINS SOUTH FROM NORTHWEST CORNER OF SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST; SALT LAKE MERIDIAN: THENCE EAST 17 CHAINS; THENCE SOUTH 10 CHAINS; THENCE WEST 20.5 CHAINS, MORE OR LESS, TO CENTER LINE OF A STREET; THENCE NORTH ALONG SAID CENTER LINE TO SOUTH LINE PROPERTY CONVEYED IN 569-144; AT A POINT NORTH 89°58'02" WEST 223.40 FEET ALONG SECTION LINE; AND NORTH 0°08'58" EAST 1743.06 FEET FROM SOUTH QUARTER CORNER SAID SECTION 24; THENCE SOUTH 89°56'02" EAST 217.80 FEET ALONG SAID SOUTH LINE OF PROPERTY; THENCE NORTH TO A POINT WEST OF BEGINNING; THENCE EAST 16.75 FEET, MORE OR LESS, TO POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this **October 19, 2022**.

A.P.N.: 14-101-0001

Warranty Deed - continued

File No.: 338-6240544 (JJ)

Linda F. Thurgood, Trustee of The LuAnna K.
Fowers Revocable Trust, dated February 3, 1997

Linda F. Thurgood
Linda F. Thurgood, Trustee

STATE OF Utah)
County of Weber)ss.
)

On October 19, 2022, before me, the undersigned Notary Public, personally appeared Linda F. Thurgood, Trustee of The LuAnna K. Fowers Revocable Trust,*personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. *dated February 3, 1997

WITNESS my hand and official seal.

My Commission Expires: 1-22-25

Jamie Johnston
Notary Public

