

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

E 3507269 B 8133 P 307-308
RICHARD T. HAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/14/2022 10:11 AM
FEE \$40.00 Pgs: 2
DEP RT REC'D FOR ROSENBERG MENDLIN
& ROSEN LLP

WHEN RECORDED RETURN TO:
Rosenberg, Mendlin & Rosen, LLP
528 Colorado Avenue
Santa monica, California, 90401-2408

SPECIAL WARRANTY DEED

THE GRANTOR(S),
- Brooke Hopkins, a single person,

for and in consideration of: \$10.00 grants, bargains, sells, conveys and specially warrants to the
GRANTEE(S):

- Alonzo Hennington, 368 S. 2000 W., Syracuse, Davis County, Utah, 84075,
the following described real estate, situated in 368 S 2000 W., Syracuse, in the County of Davis,
State of Utah, 84075:

Legal Description:

· PARCEL#120350124
BEG AT A PT ALG THE SEC LINE 1750 FT N & W 40.54 FT FR SE COR SE 1/4 SEC 4-
T4N-R2W, SLB&M; TH W 718.46 FT; TH N 120 FT; TH E 718.46 FT; TH S'LY ALG THE
ARC OF A 7162.31 FT RADIUS CURVE TO THE RIGHT A DIST OF 120.14 FT (LC
BEARS S 02°44'10" E 120.14 FT) TO POB. CONT. 1.972 ACRES (NOTE: THIS
REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE
FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, the Grantor hereby covenants with the Grantee(s) the following:

1. Covenant of Seisin: The Grantor has the right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no encumbrances upon the property other than those that have been already disclosed to the Grantee.
4. Covenant of Warranty: The Grantor guarantees to the Grantee and the Grantee's heirs, executors and administrators that they shall have full possession of the property and not be ejected from the premises.

Tax Parcel Number: 120350124

Grantor Signatures:

DATED: 11/5/2022



Brooke Hopkins
28650 Heather Lane
Castaic, California, 91384

STATE OF UTAH, COUNTY OF DAVIS, ss:

This instrument was acknowledged before me on this 5th day of November, 2022 by Brooke Hopkins.



Notary Public
Signature of person taking acknowledgment

notary public
Title (and Rank)

My commission expires 10/23/24

