

3508109
BK 8137 PG 629

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/18/2022 2:29:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

161479-KBP

868314 1093708

Tax Notices to be sent to: Grantee
112 West 2050 South, Clearfield, UT 84015

WARRANTY DEED

Vail Downs and Alyssa Downs, as joint tenants, grantor of Clearfield, County of Davis, State of Utah, hereby CONVEY and WARRANT to
CLAUDIA C. CALLE and DIEGO G. CALLE FARFAN, WIFE AND HUSBAND AS
grantee of Clearfield, UT JOINT TENANTS

for the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the following described tract of land in Davis County, State of Utah:


See attached "Exhibit A"

Tax Parcel Number: 12-154-0053

Subject to County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand of said grantor, this 14 day of September, A.D. 2022

X 
Vail Downs

X 
Alyssa Downs

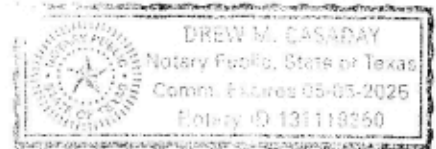
Page 2 Warranty Deed Acknowledgment

State of ^{DC} ~~Utah~~ Texas
County of Dallas S.S.

On the 14 day of September, A.D. 2022 personally appeared before me Vail Downs married (fill in marital status) the signer of the within instrument, who duly acknowledged to me that s/he executed the same.

✓ [Signature]
Notary Public
My commission expires ✓ 05/05/2025
Residing in Dallas, TX

(Stamp or Seal)



State of ^{DC} ~~Utah~~ Texas
County of Dallas S.S.

On the 14 day of September, A.D. 2022 personally appeared before me Alyssa Downs married (fill in marital status) the signer of the within instrument, who duly acknowledged to me that s/he executed the same.

✓ [Signature]
Notary Public
My commission expires ✓ 05/05/2025
Residing in Dallas, TX

(Stamp or Seal)



EXHIBIT A
PROPERTY DESCRIPTION

Lot 47, KATIE'S PLACE NO. 2, according to the official plat thereof on file and of record in the Davis County Recorder's office.

LESS AND EXCEPTING a part of Lot 47, Katie's Place No. 2, Clearfield City, Davis County: Beginning at the Northeast corner of said Lot 47 and running thence North 50°46'02" West 47.00 feet along the lot line; thence South 35°30'44" East 22.80 feet; thence South 64°15'47" East 25.71 feet to the point of beginning.

Tax Id No.: 12-154-0053