

Mail tax statements to:  
Annette M. Watson, Trustee  
3187 West 525 North  
West Point, Utah 84015

When recorded, return to:  
Rowe & Walton PC  
Robyn Rowe Walton  
Attorney at Law  
915 South Main  
Bountiful, Utah 84010

E 3511287 B 8154 P 523  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/15/2022 03:06 PM  
FEE \$40.00 Pgs: 1  
DEP RT REC'D FOR ROWE & WALTON P C

Serial No. 14-326-0034

**SPECIAL WARRANTY DEED**

ANNETTE M. WATSON, of West Point, County of Davis, State of Utah, **GRANTOR**, hereby CONVEYS and WARRANTS only as against all claiming by, through, or under it, to ANNETTE M. WATSON, Trustee or Successor Trustees of THE ANNETTE M. WATSON FAMILY TRUST dated the 3<sup>rd</sup> day of August, 2011, of West Point, County of Davis, State of Utah, **GRANTEE**, for the sum of Ten Dollars any and all interest in the following described tract of land in Davis County, State of Utah:

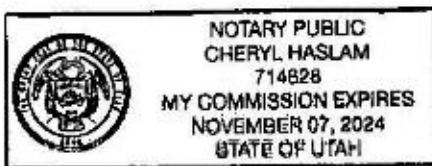
ALL OF LOT 34, LAKE POINT VILLAGE PUD SUBDIVISION.  
CONTAINING 0.06 ACRES.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, this 13<sup>th</sup> day of December, 2022.

  
ANNETTE M. WATSON

STATE OF UTAH                    )  
  : ss.  
COUNTY OF DAVIS            )

On the 13<sup>th</sup> day of December, 2022, personally appeared before me ANNETTE M. WATSON, the signer of the within instrument, who duly acknowledged to me that she executed the same.



  
NOTARY PUBLIC  
Residing at Davis County