

3519528  
BK 8204 PG 355

E 3519528 B 8204 P 355-356  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
3/2/2023 12:36:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR GATEWAY TITLE INS A

**Recorded at the request of:**

Gateway Title Insurance Agency, LLC  
434 West Ascension Way, Suite 125  
Murray, UT 84123

**Mail tax notices to:**

GRANTEE  
669 West 2275 North  
Layton, UT 84041

Tax ID: 09-227-0015

File No.:2310570

**WARRANTY DEED**

**Cristina R. Hale, a married woman**, GRANTOR of Layton, County of Davis, State of Utah,  
hereby Conveys and Warrants to

**Phelps Investments, LLC**, GRANTEE of Layton County of Davis, State of Utah, for the sum of  
Ten and no/100 (\$10.00)-----DOLLARS and other  
good and valuable consideration  
the following described tract of land in Davis County, State of Utah:

**All of Lot 15, WILLOW BEND OF LAYTON SUBDIVISION - PHASE 1, Layton City, Davis County,  
Utah, according to the official plat thereof.**

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and  
subject to 2023 taxes and thereafter.

WITNESS the hand of said Grantor, this 1 day of ~~February~~ <sup>MARCH</sup>, 2023.

Cristina R. Hale  
Cristina R. Hale



STATE OF UTAH            )  
  )ss.  
COUNTY OF Davis)

On the 1 day of ~~February~~ <sup>MARCH</sup>, 2023, personally appeared before me **Cristina R. Hale**, the signer, of the within instrument, who duly acknowledged to me that he/she/they executed the same.

Kristen Vance  
Notary Public  
Residing at Salt Lake, Utah

My Commission Expires: Sept 13, 2026