

**This Document Prepared By:**

VOYANT LEGAL PLLC  
991 Shepard Lane, Suite 210  
Farmington, Utah 84025

**After Recording, Return and  
Mail Tax Statements To:**

Valeen Thomassen  
56 East Whitaker Circle  
Kaysville, Utah 84037

APN: 11-603-0004

## WARRANTY DEED

VALEEN THOMASSEN, WIDOW, GRANTORS,

Whose current mailing address is 56 East Whitaker Circle, Kaysville, Utah 84037;

HEREBY convey and warrant to

BART W. THOMASSEN, Trustee of THE THOMASSEN FAMILY INVESTMENT TRUST, U/A dated March 17, 2023, and any trustee(s) in succession, GRANTEE(S),

Whose mailing address is 56 East Whitaker Circle, Kaysville, Utah 84037;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Davis, State of Utah:

**LOT 4, WHIT'S COURT, A CLUSTER SUBDIVISION, ACCORDING TO THE  
OFFICIAL PLAT THERE OF ON FILE AND OF RECORD IN THE DAVIS COUNTY  
RECORDER'S OFFICE.**

More commonly known as 56 East Whitaker Circle, Kaysville, Utah 84037.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantor, this 17th day of March 2023.

  
\_\_\_\_\_  
VALEEN THOMASSEN

STATE OF UTAH

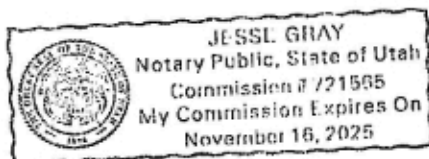
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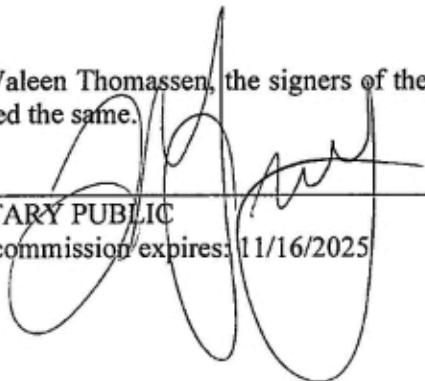
) ss.

COUNTY OF DAVIS

)

On this March 17, 2023, personally appeared before me Valeen Thomassen, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 11/16/2025