

3523652  
BK 8227 PG 296

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/5/2023 12:41:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR REAL ADVANTAGE TIT



After Recording Return To:  
Mail Tax Notices To:  
Oakmont Duplex, a series of BCNA Homes LLC  
413 Oakmont Dr  
Bountiful, UT 84010  
File Number: Courtesy Recording  
Parcel ID: 05-044-0001

### COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. REAL ADVANTAGE TITLE INSURANCE AGENCY hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

## Warranty Deed

Know All Men By These Presents that, **Brent J. Watson, and Claudia N. Watson, as joint tenants**, (henceforth referred to as "Grantor"), for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Oakmont Duplex, a series of BCNA Homes LLC**, a Utah Limited Liability Company (henceforth referred to as "Grantee"), with **WARRANTY COVENANTS:**

Property 1:

Lot 1, Mill Creek Heights Subdivision Pint C, according to the official plat thereof on file and of record in the office of the Davis County Recorder.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

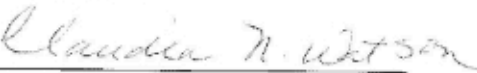
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WARRANTY DEED

File No.: Courtesy Recording

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 5  
day of April, 2023.

  
Brent J. Watson

  
Claudia N. Watson

STATE OF UTAH  
COUNTY OF SALT LAKE.

On this 5 day of April, 2023, before me Melanie Copelan, a notary public, personally appeared Brent J. Watson and Claudia N. Watson, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
Notary Public

