

AFTER RECORDATION, RETURN AND MAIL TAX NOTICES TO:

David & Merry Jo Cook, Trustees
980 N Vista Bonita
Washington, UT 84780

Property Code/Address: 110630077 (608 S Main St, Layton, UT 84041)

WARRANTY DEED

THIS INSTRUMENT, made as of this April 20, 2023, by and between **MERRY JO COOK and DAVID L. COOK, Trustees of the DAVID L. COOK FAMILY PROTECTION TRUST, u/a/d December 15, 1998** (hereinafter "Grantors"), and **DAVID L. COOK and MERRY JO COOK, Trustees of the DAVID L. COOK and MERRY JO COOK LIVING TRUST dated April 20, 2023** (hereinafter "Grantees").

WITNESSETH:

That for good and valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, the Grantors do hereby CONVEY AND WARRANT unto the Grantees, all of Grantors' interest in that certain real property described as follows:

BEG ON THE E'LY LINE OF STATE HWY (FREEWAY) R/W AT A PT 705.66 FT S & E 89.47 FT & S 48^04' W 166.64 FT FR THE CENTER OF SEC 28-T4N-R1W, SLM; TH N'LY 214 FT, M/L, ALG SD HWY TO AN ANGLE PT; TH N 48^28' E 24 FT ALG SD HWY TO THE SW'LY LINE OF HWY 106; TH S 41^32' E 250 FT ALG THE SW'LY LINE SD HWY TO A PT N 48^04' E OF THE POB; TH S 48^04' W 166.64 FT, M/L, TO THE POB. CONT. 0.547 ACRES ALSO: SIT IN THE NE 1/4 SW 1/4 OF SEC 28-T4N-R1W, SLM: BEG ON THE NE'LY R/W & NO-ACCESS LINE OF FREEWAY KNOWN AS PROJECT # I-15-7(18)326 AT A PT 818 FT, S 34.5 FT W 262.33 FT N 24^49' W FR THE NE COR OF THE SW 1/4 OF SEC-28; TH N 24^49' W 157.87 FT ALG SD R/W & NO-ACCESS LINE TO A PT OF TANGENCY WITH AN 1804.86 FT RAD CURVE TO THE RIGHT; TH NW'LY 44.94 FT ALG THE ARC OF SD CURVE; TH N 48^28' E 32.06 FT TO THE SW'LY R/W LINE OF STATE HWY # U-106; TH S 41^32' E 194.07 FT ALG SD R/W LINE TO THE NE COR OF A TRACT OF LAND OWNED BY D.L. COOK; TH S 48^28' W 90.93 FT TO THE POB. CONT. 0.26 ACRES ALSO: A PARCEL OF LAND IN THE NE 1/4 OF THE SW 1/4 OF SEC 28-T4N-R1W, SLM; BEG AT A PT ON THE NE'LY R/W & NO-ACCESS LINE OF A FREEWAY I-15; SD PT IS 818 FT S & 34.5 FT W & 84.0 FT N 24^49' W FR THE NE COR OF THE SW 1/4 OF SD SEC 28; TH N 24^44' W 178.33 FT; TH N 48^28' E 66.93 FT TO A PT ON A 1384.7 FT RAD CURVE TO THE LEFT; TH S'LY 208 FT, M/L, TO THE POB. (NOTE: TANGENCY TO SD CURVE AT ITS POB BEARS S 11^05' W) CONT. 0.119 ACRES TOTAL ACREAGE 0.926 ACRES (COMB 11-064-0028,0022,0038)

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

IN WITNESS WHEREOF, the Grantors sign this instrument on 04/20/2023.

Merry Jo Cook

Merry Jo Cook
Trustee of the David L. Cook Family Protection
Trust u/a/d December 15, 1998

David L. Cook

David L. Cook
Trustee of the David L. Cook Family Protection
Trust u/a/d December 15, 1998

Merry Jo Cook

Merry Jo Cook
Trustee of the David L. Cook and Merry Jo
Cook Living Trust dated April 20, 2023

David L. Cook

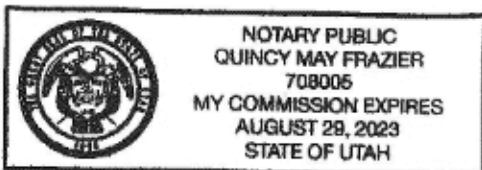
David L. Cook
Trustee of the David L. Cook and Merry Jo
Cook Living Trust dated April 20, 2023

STATE OF UTAH)

) SS.

COUNTY OF WASHINGTON)

On April 20, 2023, before me personally appeared **Merry Jo Cook and David L. Cook, Trustees of the David L. Cook Family Protection Trust u/a/d December 15, 1998**, who certified under penalty of perjury that they were duly authorized trustees of said Trust, and who executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacities shown, having been duly authorized to execute such Instrument in such capacity.



Quincy May Frazier
Quincy May Frazier