

MAIL TAX NOTICES TO GRANTEE(S) AT:  
379 E 100 S, KAYSVILLE, UT 84037

**COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. GT Title Services hereby expressly disclaims any responsibility or liability for the accuracy or content thereof.

**Property Reference Information:**

Tax Parcel No(s).: **11-109-0026**

Property Address(es) (if any):

**379 E 100 S, KAYSVILLE, UT 84037**

**WARRANTY DEED**

**AMANDA L OSTLER and BRUCE J GROW** ("Grantor(s)"), in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

**AMANDA L OSTLER, BRUCE J GROW AND BEN OSTLER, all as joint tenants** ("Grantee(s)")

in fee simple the following described real property located in **DAVIS** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**BEGINNING AT A POINT 144 FEET SOUTH AND 84 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 3, PLAT A, KAYSVILLE TOWNSITE SURVEY, IN THE CITY OF KAYSVILLE, AND RUNNING THENCE WEST 90 FEET; THENCE SOUTH 121.66 FEET, MORE OR LESS, TO THE NORTH LINE OF A STREET; THENCE EAST 90 FEET ALONG SAID STREET; THENCE NORTH 121.66 FEET.**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: OG53592C  
Tax Parcel No(s).: 11-109-0026  
Property Address(es) (if any):  
379 E 100 S, KAYSVILLE, UT 84037

**-Signature Page to Warranty Deed-**

Witness the hand of Grantor(s) this 25 day of MAY, 2023.

AMANDA L OSTLER  
AMANDA L OSTLER

BRUCE J GROW  
BRUCE J GROW

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 25 day of May, 2023, personally appeared before me **AMANDA L OSTLER** and **BRUCE J GROW**, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that they executed this instrument. Witness my hand and official seal.

Christina Moser  
NOTARY PUBLIC

