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BK 8287 PG 381

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/30/2023 12:11:40 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Flint Investments, LLC, a Utah limited liability company
1070 West 150 South
Kaysville, UT 84037



File No.: 168450-KAP

WARRANTY DEED

Pamela Garcia, Trustee of the Pamela Garcia Living Trust dated October 6, 2020, and any amendments thereto,

GRANTOR(S), of Kaysville, State of Utah, hereby Conveys and Warrants to

Flint Investments, LLC, a Utah limited liability company,

GRANTEE(S), of Kaysville, 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:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 11-100-0164 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 30th day of June, 2023.

Pamela Garcia Living Trust dated October 6,
2020

BY: Pamela Garcia
Pamela Garcia
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On this 30th day of June, 2023, before me, personally appeared Pamela Garcia, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same as Trustee on behalf of the Pamela Garcia Living Trust dated October 6, 2020, and any amendments thereto.

Krista Allred
Notary Public



EXHIBIT A
Legal Description

Beginning at a point on the Easterly right-of-way line of the State Highway which point is North 89°54'20" East 193.73 feet along the Section Line and South 708.08 feet from the Northwest corner of Section 34, Township 4 North, Range 1 West, Salt Lake Base & Meridian; running thence North 48°22'30" West 68.22 feet along the Easterly line of said highway; thence North 46°41'55" East 199.90 feet; thence South 48°22'45" East 69.27 feet; thence South 47° West 200.00 feet to the point of beginning.

ALSO:

Part of the Northwest quarter of Section 34, Township 4 North, Range 1 West, Salt Lake Base & Meridian; described as follows:

Beginning at a point on the Easterly right-of-way line of the State Highway, which point is North 89°54'20" East 193.73 feet along the Section Line and South 708.08 feet from the Northwest corner of Section 34, Township 4 North, Range 1 West, Salt Lake Base & Meridian; and running thence North 47°00'00" East 200.00 feet; thence South 48°22'45" East 10.04 feet; thence South 47°00'00" West 200.00 feet, more or less, to the said Easterly right-of-way line of the State Highway; thence along said Easterly right-of-way line of the State Highway, North 48°22'30" West 10.04 feet to the point of beginning.