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BK 8325 PG 318

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/28/2023 12:33:29 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE AT:
549 E 1200 N Bountiful, UT 84010



Property Reference Information:

Tax Parcel No(s): **04-107-0020**

Property Address(es) (if any):

188 S BRIGGS DRIVE (1150 EAST), BOUNTIFUL, UT 84010

WARRANTY DEED

WESLEY DEAN ADAMS and **REBECCA G. ADAMS** ("Grantors"), in exchange for good and valuable consideration, hereby convey and warrant to

Z BLACK & COMPANIES, INC, a Utah corporation ("Grantee"),

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"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantors in favor of Grantee 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.

****ALSO SUBJECT TO THE FOLLOWING****

Deed of Trust, summarized as follows:

Recorder's Entry No.: 2156052

Date Recorded: March 30, 2006

Date of Document: March 4, 2006

Dollar Amount: \$160,000.00

Borrower/Trustor: **WESLEY DEAN ADAMS AND REBECCA G. ADAMS**

Lender: **WELLS FARGO BANK**

Beneficiary: **WELLS FARGO BANK**

Trustee: **WELLS FARGO BANK NORTHWEST**

Deed of Trust, summarized as follows:

Recorder's Entry No.: 3010112

Date Recorded: March 24, 2017

Date of Document: February 7, 2017

Dollar Amount: \$202,000.00

Borrower/Trustor: **WESLEY DEAN ADAMS AND REBECCA G. ADAMS**

Lender: **DITECH FINANCIAL LLC**

Beneficiary: **MERS**

Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**

Information for reference purposes:

GT Title File No.: **OG54540C**
Tax Parcel No(s): **04-107-0020**
Property Address(es) (if any):
188 S BRIGGS DRIVE (1150 EAST), BOUNTIFUL, UT 84010

-Signature Page to Warranty Deed-

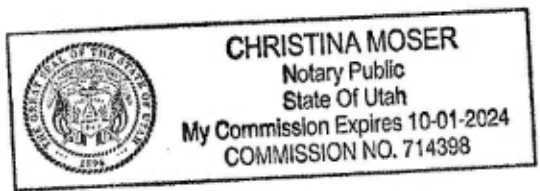
Witness the hand of Grantors this 23 day of **AUGUST, 2023**.

WESLEY DEAN ADAMS
REBECCA G. ADAMS

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 23 day of **August, 2023**, personally appeared before me **WESLEY DEAN ADAMS** and **REBECCA G. ADAMS**, 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 he/she/they executed this instrument. Witness my hand and official seal.

Christina Moser
NOTARY PUBLIC



Information for Reference Purposes:

File No.: **OG54540C**
County Parcel No(s): **04-107-0020**
Property Address(es):
188 S BRIGGS DRIVE (1150 EAST), BOUNTIFUL, UT 84010

EXHIBIT "A"
Legal Description

ALL of LOT 17, AMBY BRIGGS SUBDIVISION, PHASE 2, a subdivision of part of SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, Salt Lake Meridian, in the City of Bountiful, according to the official plat thereof Davis County, Utah.

And

Beginning at the **corner** common to LOT 16 and LOT 17 and on the right-of-way of 200 South Street as shown on the official plat of the AMBY BRIGGS SUBDIVISION, PHASE 2, recorded in the office of the Davis County Recorder, said Point also being on the arc of a 123.00 foot radius curve to the left, (center bears North 48°32'31" West), and running thence along the lot line between said LOT 16 & LOT 17, North 33°44'22" West, 102.87 feet to the corner common to said LOT 16 & LOT 17 and the boundary of said subdivision; thence along said subdivision boundary and the lot line of said LOT 16, North 89°35'27" West, 2.40 feet; thence South 02°18'29" West, along an existing fence line, 21.65 feet, thence, continuing along said fence line, South 42°13'32" East, 38.05 feet; thence, continuing along said fence line, South 13°51'20" East, 56.50 feet to the intersection with said right-of-way of 200 South Street and the property line of LOT 16; thence along said right-of-way of 200 South Street and the arc of a 123.00 foot radius curve to the left a distance of 28.68 feet (the delta angle of said curve is 13°21'34") to the point of beginning