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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
09/26/2023 03:39:23 PM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

Mall Recorded Deed & Tax Notice To:  
Jon Wall and Cami Wall  
7494 S 1025 E  
South Weber, UT 84405

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## WARRANTY DEED

Wall Builders LLC, a Utah limited liability company,

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

Jon Wall and Cami Wall, Trustees, or their successors in trust, under the Jon Wall Living Trust, dated October 23, 2019, and any amendments thereto as to an undivided one-half interest and Cami Wall and Jon Wall, Trustees, or their successors in trust, under the Cami Wall Living Trust, dated October 23, 2019, and any amendments thereto as to an undivided one-half interest, as tenants in common,

**GRANTEE(S)**, of South Weber, 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.:** 13-192-0001, 13-027-0017 and 13-296-0019 (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 25th day of September, 2023.

Wall Builders LLC, a Utah limited liability  
company

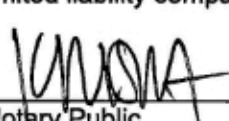

BY: 

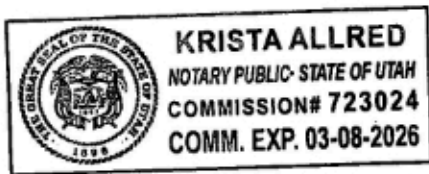
Jonathan Mark Wall  
Member

STATE OF UTAH

COUNTY OF DAVIS

On the 25th day of September, 2023, before me, personally appeared Jonathan Mark Wall, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Wall Builders LLC, a Utah limited liability company.

   
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Lot 1, MITCHELL'S COVE SUBDIVISION, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

TOGETHER WITH a right of way being 30 feet in width described as follows:

Beginning at a point South 89°49'55" East 1335.80 feet from the North Quarter of Section 33, Township 5 North, Range 1 West, Salt Lake Base and Meridian and running thence South 89°49'55" East 30.00 feet; thence South 00°10'05" West 291.02 feet; thence North 89°49'55" West 30.00 feet; thence North 00°10'05" East 291.02 feet to the point of beginning, as disclosed by Dedication Plat of Mitchell's Cove Subdivision in Book 2359, at Page 295.

ALSO TOGETHER WITH the following described right of way for road purposes 24.75 feet wide, the centerline of which begins 12.375 feet East from the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 33, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 131.03 feet to the center line on an existing right of way, as described in Warranty Deed in Book 2302, at Page 559.

ALSO TOGETHER WITH a perpetual right of way for ingress and egress 24.75 feet in width, centerline described as follows:

Beginning at a point West 700.3 feet, North 05°46'30" West 350.10 feet and North 83°52'30" West 322.36 feet and South 0°33'30" East 349.64 feet and North 83°52'30" West 254.02 feet and West 12.375 feet from the Southeast corner of Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, which is the point of beginning and running thence North 568 feet, more or less, to the South right of way line of an existing street known as South Weber Drive, as described in Right of Way Deed, in Book 2310, at Page 545.

**PARCEL 2:**

Part of the Northeast quarter of Section 33, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point, said point being South 89°49'39" East 1695.20 feet and South 00°10'05" West 420.00 feet from the North quarter corner of Section 33; thence South 89°49'39" East 10.49 feet to an existing fence; thence South 00°00'02" West along said fence, 299.81 feet; thence North 57°31'59" West 13.45 feet; thence North 00°10'05" East 292.62 feet to the point of beginning.

**PARCEL 3:**

Part of the Northeast quarter of Section 33, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point, said point being South 89°49'39" East 1695.20 feet and South 00°10'05" West 291.02 feet from the North quarter corner of Section 33; thence South 89°49'39" East 9.97 feet to an existing fence; thence along said fence the following three (3) courses: (1) South 00°16'05" East 15.24 feet; (2) South 00°12'40" East 19.26 feet; and (3) South 00°00'02" West 94.48 feet; thence North 89°49'39" West 10.49 feet; thence North 00°10'05" East 128.98 feet to the point of beginning.