

Mail Recorded Deed & Tax Notice To:
Shaun C. Clark
775 South 1250 West
Vernal, UT 84078



File No.: 151323-LMP

WARRANTY DEED

JCOR Properties, LLC
GRANTOR(S) of Layton, State of Utah, hereby Conveys and Warrants to
Shaun C. Clark

GRANTEE(S) of Vernal, 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:

Lot 44, EASTRIDGE ESTATES NO. 1, according to the official plat thereof, recorded in the office of the County Recorder of Davis County, State of Utah.

TAX ID NO.: 09-014-0044 (for reference purposes only)

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

Subject to a Trust Deed recorded as Entry No. **3489791** in Book **8058** at Page **1853** of Official Records of **Davis** county, which Trust Deed secures a Promissory Note in the original principal amount of **\$415,000.00**, dated **July 26, 2022**, to Ascent Federal Credit Union as Trustee, in favor of **Ascent Federal Credit Union**, with the Trustor being **JCOR Properties LLC**.

Subject to a Trust Deed recorded as Entry No. **3545676** in Book **8347** at Page **397** of Official Records of **Davis** county, which Trust Deed secures a Promissory Note in the original principal amount of **\$200,000.00**, dated **September 28, 2023**, to Cottonwood Title Insurance Agency, Inc. as Trustee, in favor of **Richard Lewis**, with the Trustor being **JCOR Properties LLC**.

Dated this 28 day of September, 2023.

JCOR Properties LLC, a Utah limited liability company

BY: Tyler Jensen
Tyler Jensen
Manager

STATE OF UTAH

COUNTY OF DAVIS

On 28 day of September, 2023, before me, personally appeared Tyler Jensen, 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 JCOR Properties, LLC.


Notary Public

