

E 3548869 B 8368 P 247-248
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/27/2023 12:35:33 PM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: FIRST AMERICAN -
BOUNTIFUL

Recording Requested by:
First American Title Insurance Company
585 West 500 South, Suite 100
Bountiful, UT 84010
(801)298-2400

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Miklain Bonnie Sato and Dakota Kaz Sato
423 South 750 East
Clearfield, UT 84015

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **331-6290581 (KC)**
A.P.N.: **12-015-0012**

Richard D. Clarke Jr. and Nelda H. Clarke, Trustees or their successors in interest, of The Richard and Nelda Clarke Living Trust, dated January 27, 2023, and any amendments thereto,

Grantor,

of Clearfield, Davis County, State of Utah, hereby CONVEY AND WARRANT to

Miklain Bonnie Sato and Dakota Kaz Sato, wife and husband as joint tenants,

Grantee,

of **Clearfield, Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

LOT 12, WESTGATE ADDITION SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

ALSO BEGINNING 56.4 FEET NORTH 89°52' EAST AND NORTH 276.76 FEET FROM THE SOUTHWEST CORNER NORTHEAST QUARTER OF SOUTHEAST QUARTER SECTION 1; THENCE NORTH 62.24 FEET; THENCE NORTH 89°52' EAST 60 FEET; THENCE SOUTH 62.24 FEET; THENCE SOUTH 89°52' WEST 60 FEET TO BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this 26 day of October, 2023.

**The Richard and Nelda Clarke Living Trust,
dated January 27, 2023**

Richard D. Clarke Jr. Trustee
Richard D. Clarke Jr., Trustee

Nelda H. Clarke Trustee
Nelda H. Clarke, Trustee

STATE OF Utah)
)ss.
County of Davis)

On the 26 day of October, 2023, before me, the undersigned Notary Public, personally appeared **Richard D. Clarke Jr. and Nelda H. Clarke, Trustees of The Richard and Nelda Clarke Living Trust, dated January 27, 2023**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

5-25-27

Notary Public

