3556094 BK 8410 PG 465

RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 01/03/2024 02:09:07 PM FEE: \$40.00 Pgs: 3

E 3556094 B 8410 P 465-467

DEP eCASH REC'D FOR: GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT: 188 SOUTH BRIGGS DRIVE (1150 EAST) BOUNTIFUL, UT 84010



Property Reference Information: Tax Parcel No(s).: 04-107-0020 Property Address(es) (if any): 188 SOUTH BRIGGS DRIVE (1150 EAST), BOUNTIFUL, UT 84010

WARRANTY DEED

Z BLACK & COMPANIES, INC., a UTAH corporation ("Grantor").

in exchange for good and valuable consideration, hereby conveys and warrants to

STEVEN SCOTT LANERI ("Grantee(s)")

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 Grantor in favor of Grantee(s) 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 2024 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

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Information for reference purposes:

GT Title File No.: SL55220CJ Tax Parcel No(s).: 04-107-0020 Property Address(es) (if any):

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

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 3 day of JANUARY, 2024.

Z BLACK & COMPANIES, INC.

ZACHARY BLACK

Its: OFFICER

STATE OF UTAH

) ss.

COUNTY OF Suffaxe)s

On this day of January, 2024, personally appeared before me ZACHARY BLACK, who stated that he/sixe is the OFFICER of Z BLACK & COMPANIES, INC., the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC



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Information for Reference Purposes:

File No.: SL55220CJ

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

Property Address(es):

188 SOUTH 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 feel (the delta angle of said curve is 13°21'34") to the point of beginning