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BK 8410 PG 465

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/03/2024 02:09:07 PM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: GT TITLE SERVICES

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

**GT**TITLE  
File No. SL55220CJ

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.]



*Information for Reference Purposes:*

File No.: **SL55220CJ**

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

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**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