3565873 BK 8470 PG 319

Mail Tax Notices to: 118 Northgreen Trust 920 Chambers Street Suite 18 Ogden, UT 84403

RETURNED MAR 2 9 2024 E 3565873 B 8470 P 319
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/29/2024 10:09 AM
FEE 40:00 Pgs: 1
DEP CTA REC'D FOR 118
NORTHGREEN TRUST 03/20/24

## WARRANTY DEED

## KENNETH LEE BIRCUMSHAW,

OF: Layton City, Davis County, State of Utah

"Grantor",

hereby CONVEYS and WARRANTS to: 118 NORTHGREEN TRUST, Dated 3/20/24, Joshua Christensen Trustee

"Grantee",

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in DAVIS County, State of Utah:

ALL OF LOT 11, CHURCH STREET SUBDIVISION, A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF LAYTON, ACCORDING TO THE OFFICIAL PLAT THEREOF.

## TAX ID 10-099-0011

\*\*Subject to an existing Trust Deed dated January 8, 2018, executed by Tamra J. Bircumshaw, recorded January 17, 2018 as Entry No. 3070650, in the official records of Davis County, Utah\*\*

\*\*Subject to an existing Trust Deed dated March 28, 2024, executed by Kenneth Lee Bircumshaw, recorded March 28, 2024 as Entry No. 3565677, in the official records of Davis County, Utah\*\*

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record or enforceable in law or equity.

WITNESS, the hands of said grantors, this 29th day of March, 2024.

KENNETH LEE BIRCUMSHAW

STATE OF UTAH

)ss.

COUNTY OF WEBER

On March 29, 2024 before me personally appeared, Kenneth Lee Bircumshaw, personally known to me (or proved to me on the basis of satisfactory evidence) to be the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Notary Public