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BK 8475 PG 195

E 3566724 B 8475 P 195-197
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/05/2024 10:41:01 AM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Becky Johnson
3009 South Windsor Lane
Bountiful, UT 84010



File No.: 169945-DWP

WARRANTY DEED

Brandon David Phillips,

GRANTOR(S), of Bountiful, State of Utah, hereby Conveys and Warrants to

Becky Johnson,

GRANTEE(S), of Bountiful, 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:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 05-068-1064 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 29th day of March, 2024.

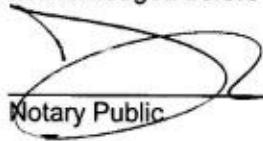


Brandon David Phillips

STATE OF UTAH

COUNTY OF DAVIS

On this 29th day of March, 2024, before me, personally appeared Brandon David Phillips, 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.



Notary Public

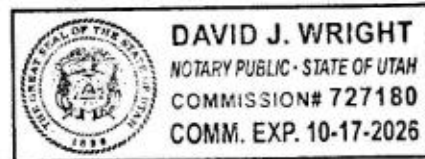


EXHIBIT A
Legal Description

Beginning at Southwest corner of Lot 1036, Chelsea Cove Plat No. 10B; thence North 17°00'00" East 57.82 feet to a point of tangency with a 413.092 feet radius curve, the center of which bears South 73°00'00" East; thence Northeasterly along the arc of said curve to the right through a central angle of 04°30'00" a distance of 32.44 feet; thence South 68°30'00" East 118.305 feet; thence South 29°00'00" West 82.756 feet; thence North 73°00'00" West 102.008 feet to the point of beginning.

ALSO:

Beginning at the most Westerly corner of Lot 1035, Chelsea Cove Plat No. 10B, and running thence North 17°00'00" East 85 feet; thence South 73°00'00" East 102.008 feet; thence South 29°00'00" West 86.90 feet; thence North 73°00'00" West 83.94 feet to the point of beginning.