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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/24/2024 01:52:09 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Brad Flint
401 North 100 East 696 E. 150 S.
Kaysville, UT 84037



File No.: 178713-DWP

WARRANTY DEED

Evergreen Investments, LLC,

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

Brad Flint

GRANTEE(S), of Kaysville and Uintah, 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 and Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 11-125-0001, 08-129-0005, 08-092-0020 and 07-101-0016 (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 22nd day of May, 2024.

Evergreen Investments, LLC



By: Brad Flint, Member

STATE OF UTAH

COUNTY OF DAVIS

On 22nd day of May, 2024, before me, personally appeared Brad Flint as duly authorized officer of Evergreen Investments, LLC, 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 on behalf of said limited liability company.



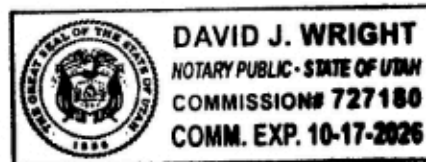
Notary Public

EXHIBIT A
Legal Description

PARCEL 1:

Lot 1, CRESTWOOD ACRES SUBDIVISION, according to the official plat thereof as recorded in the office of the Davis County Recorder, State of Utah.

PARCEL 2:

Lot ⁵~~2~~ HESS ESTATES, according to the official plat thereof as recorded in the office of the Davis County Recorder, State of Utah.

PARCEL 3:

Lot 20, HAPPY HOMES, a Subdivision of Part of Block 19, Plat "G", Kaysville Townsite Survey, in the City of Kaysville, according to the official plat thereof as recorded in the office of the Davis County Recorder, State of Utah.

PARCEL 4:

Part of the Northeast quarter of Section 26, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point South 00°55' East 214.50 feet along the section line, South 65°00' West 720.00 feet, more or less, to the South line of the Union Pacific Railroad right of way and Northwesterly along said line 405.16 feet to the East line of the Thiefauld property, from the Northeast corner of the Southeast quarter of said quarter section and running thence South 00°55' East 168.21 feet, thence South 75°57' East 156.30 feet, thence North 00°55' West 120.34 feet; thence North 60°37' West 174.89 feet to the point of beginning.