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BK 8518 PG 83

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/06/2024 09:30:52 AM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
James Frederick Lombardo
2785 Oak Hills Drive
Layton, UT 84040



File No.: 179070-KAP

WARRANTY DEED

Kevin S. Garn and Karen K. Kennington, as Successor Trustees of the Lawrence S. and Joyce B. Garn Revocable Living Trust dated May 28, 1998,

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

James Frederick Lombardo,

GRANTEE(S), of Layton, 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.: 11-022-0021 (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 5th day of June, 2024.

Lawrence S. and Joyce B. Garn Revocable
Living Trust dated May 28, 1998

BY: [Signature]
Kevin S. Garn
Successor Trustee

BY: [Signature]
Karen K. Kennington
Successor Trustee

STATE OF UTAH
COUNTY OF DAVIS

On this 5th day of June, 2024, before me, personally appeared Kevin S. Garn, 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 as Successor Trustee on behalf of The Lawrence S. and Joyce B. Garn Revocable Living Trust dated May 28, 1998.

[Signature]
Notary Public



STATE OF UTAH
COUNTY OF DAVIS

On this 5th day of June, 2024, before me, personally appeared Karen K. Kennington, 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 as Successor Trustee on behalf of The Lawrence S. and Joyce B. Garn Revocable Living Trust dated May 28, 1998.

[Signature]
Notary Public



EXHIBIT A
Legal Description

Beginning at a point 1082.46 feet West along the quarter section line from the Northeast corner of the Southeast quarter of Section 23, Township 4 North, Range 1 West, Salt Lake Base and Meridian, in the City of Layton, and running thence West 212.97 feet; thence South 10 feet; thence East 200 feet; thence South 110 feet; thence West 187.03 feet; thence South 331.44 feet, more or less, to the Northerly line of a road; thence Easterly along the arc of a 2914.79-foot radius curve to the right 201.64 feet, more or less, to a point due South of the point of beginning; thence North 425.94 feet to the point of beginning.