

3578007  
BK 8535 PG 1069

E 3578007 B 8535 P 1069-1070  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
07/03/2024 02:47:20 PM  
FEE: \$40.00 Pgs: 2  
DEP eCASH REC'D FOR: GT TITLE SERVICES

This Deed Prepared By and When Recorded, Return To:



MAIL TAX NOTICES TO GRANTEE(S) AT:  
1235 Golf Course Cir., Bountiful, UT 84010

Transaction Data Reference Info.:  
GT Title File No. **OG57886C**  
Parcel No(s): **12-001-0022**  
Property Address Reference:  
**186 N 300 E, CLEARFIELD, UT 84015**

## SPECIAL WARRANTY DEED

Salt Lake Warrior, LLC, a Texas limited liability company ("Grantor"), in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

**ALBERT C ALVEY AND ROSHELLE D ALVEY** ("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"):

**BEGINNING ON THE EAST LINE OF A 3 ROD STREET 1,565.83 FEET EAST AND 416.8 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 0°14' WEST 104.7 FEET; EAST 175 FEET; NORTH 0°14' EAST 104.7 FEET; THENCE WEST 175 FEET TO BEGINNING.**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by special 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.]*

**-Signature Page to Special Warranty Deed-**

The officer who signs this deed certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.


Witness the hand of Grantor this 28 day of June 2024.

**SALT LAKE WARRIOR, LLC**

By:   
**COLIN BARNES**  
Its: **MANAGER**

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 28 day of June 2024, personally appeared before me **COLIN BARNES, as the MANAGER of SALT LAKE WARRIOR, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

  
NOTARY PUBLIC

