

E 3584945 B 8574 P 601-603
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/29/2024 1:54 PM
FEE 40.00 Pgs: 3
DEP NM REC'D FOR DENISE
HAYNES

Office of the Davis County Recorder



Davis
COUNTY

Countdown to 2025

Recorder
Richard T. Maughan
Chief Deputy
Laile H. Lomax

THE UNDERLYING DOCUMENT ATTACHED HERETO IS AN ORIGINAL DOCUMENT SUBMITTED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH. THE DOCUMENT HAS INSUFFICIENT MARGIN SPACE FOR THE REQUIRED RECORDING ENDORSMENT STAMP. THIS PAGE BECOMES THE FRONT PAGE OF THE DOCUMENT FOR RECORDING PURPOSES.

THE DOCUMENT HEREIN RECORDED IS A Warranty Deed
(Document Type)

12-096-0149
Tax Serial Number(s)

Mail Tax Notice To:
BC Grayson Ridge, LLC
50 West Gentile Street
Layton, Utah 84041

3584945
BK 8574 PG 602

RETURNED

AUG 29 2024

Tax ID No. 12-096-0149

Space above this line for Recorder's use

Warranty Deed

Service Mortgage Corporation, GRANTOR(S)

hereby CONVEYS AND WARRANTS TO

BC Grayson Ridge, a Utah limited liability company, GRANTEE(S)

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Davis County, State of Utah, to-wit:

SEE ATTACHED EXHIBIT "A"
LEGAL DESCRIPTION
MADE A PART HEREOF

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

WITNESS the hand of said Grantor(s) this 29th day of August, 2024.

Service Mortgage Corporation

By: Jennifer E. Barlow
Its: Vice President

State of Utah
County of Davis

On this 29 day of August, 2024, personally appeared before me, the undersigned Notary Public, personally appeared Jennifer E. Barlow, the Vice President of Service Mortgage Corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Martina L. Karling
Notary Public

My commission expires: 4/3/2025

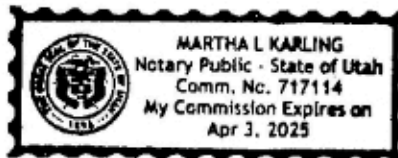
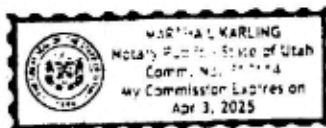


EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT A PT N 0°12'39" E 912.12 FT & N 89°47'21" W 538.36 FT & S 0°14'50" E 290.00 FT FR THE CENTER OF SEC 17-T4N-R2W, SLB&M; SD PT BEING THE SE COR OF LOT 110, GRAYSON RIDGE WEST PHASE 1 SUB; TH S 89°45'10" W 663.00 FT; TH N 0°11'44" E 125.20 FT; TH N 89°27'50" W 129.79 FT TO THE W LINE OF THE SE 1/4 OF THE NW 1/4 SD SEC; TH S 745.20 FT; TH E 831.40 FT TO THE W'LY LINE OF GRAYSON RIDGE EAST PHASE 3 SUB; TH ALG SD SUB THE FOLLOWING FIVE (5) COURSES: N 0°06'51" E 185.00 FT, S 89°53'09" E 0.03 FT, N 0°06'51" E 115.00 FT, N 89°53'09" W 6.28 FT, N 6°49'21" W 306.70 FT; TH N 09°21'23" W 18.83 FT TO THE POB. (ROTATION TO NAD83 0°20'26" CLOCKWISE.)