

3588942  
BK 8595 PG 768

E 3588942 B 8595 P 768-771  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
09/30/2024 01:36:53 PM  
FEE: \$40.00 Pgs: 4  
DEP eCASH REC'D FOR: US TITLE INSURANCE  
AGENCY

WHEN RECORDED MAIL TO  
AND MAIL TAX NOTICE TO:  
3 T Capital, a Utah Limited Liability Company  
522 Weaver Lane  
Layton, UT 84041

## **WARRANTY DEED**

File No.: 077448  
APN: 09-361-0007

**David R. Fjeldsted and J.R. Knight and Jason Lindsey and JRDH Development LC. a Utah Limited Liability Company,**

Grantor(s), of Farmington, Davis County, State of Utah, hereby convey(s) and warrant(s) to

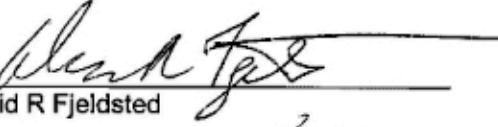
**3 T Capital, a Utah Limited Liability Company,**

Grantee(s), of Layton, Davis County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Davis County, Utah, to wit:

See Attached Exhibit "A"

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 27th day of September, 2024.

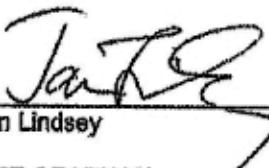
  
\_\_\_\_\_  
David R Fjeldsted

  
\_\_\_\_\_  
J.R. Knight

  
\_\_\_\_\_  
Jason Lindsey

JRDH Development, LC, a Utah Limited  
Liability Company

BY:   
\_\_\_\_\_  
David R. Fjeldsted  
Manager

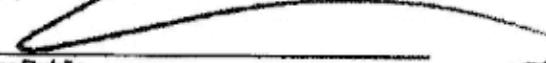
  
\_\_\_\_\_  
Jason Lindsey

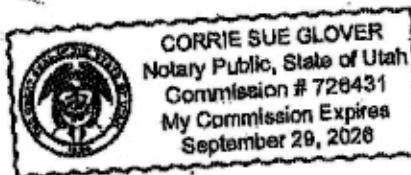
STATE OF UTAH )

:ss }

COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me the 20th day of September, 2024 by Jason  
Lindsey

  
\_\_\_\_\_  
Notary Public



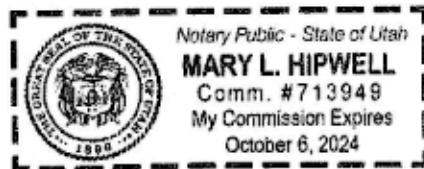
STATE OF UTAH )

:ss )

COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me the 27th day of September, 2024 by David R Fjeldsted, as Manager(s) of JRDH Development LC, a Utah Limited Liability Company.

Mary Hipwell  
Notary Public



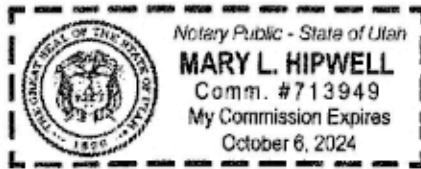
STATE OF UTAH )

:ss )

COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me the 27th day of September, 2024 by David R Fjeldsted and J.R. Knight

Mary Hipwell  
Notary Public



STATE OF UTAH )

:ss )

COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me the 27th day of September, 2024 by Jason Lindsey

Notary Public

3588942  
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**EXHIBIT "A"**

All of Suite 102, BUILDING B, RIDGE PARK OFFICE CONDOMINIUMS PLAT 2, SECOND AMENDMENT Layton City, Davis County, Utah, according to the Official Plat thereof.

Together with: (a) the undivided ownership interest in said Condominium Project's common areas and facilities which is appurtenant to said Unit, (the referenced declaration of condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the common areas and facilities to which said interest relates; (b) the exclusive right to use and enjoy each of the limited common areas which is appurtenant to said Unit; (c) the nonexclusive right to use and enjoy the common areas and facilities included in said condominium project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Situated in Davis County, State of Utah