

E 3593511 B 8619 P 1052-1053
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/11/2024 2:29 PM
FEE 40.00 Pgs: 2
DEP CTA REC'D FOR RONNIE
W DUNCAN

Recording Requested By:

Ronnie W. Duncan
1478 South 2450 West
Syracuse, UT 84075

After Recording Mail To:

Ronnie W. Duncan, Trustee, et al
1478 South 2450 West
Syracuse, UT 84075

Mail Tax Statements To:

Ronnie W. Duncan, Trustee, et al
1478 South 2450 West
Syracuse, UT 84075

APN: 121840012

WARRANTY DEED

TITLE OF DOCUMENT

Ronnie W. Duncan and Shanna Duncan, joint tenants, GRANTOR,

Whose current mailing address is 1478 South 2450 West, Syracuse, Utah 84075

HEREBY convey and warrant to

**Ronnie W. Duncan and Shanna Lee Duncan, Trustees, or their successors in trust,
under The Ronnie W. and Shanna Lee Duncan Family Trust dated September 18, 2024,
and any amendments thereto, GRANTEE,**

Whose current mailing address is 1478 South 2450 West, Syracuse, Utah 84075

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the following described tract of land in Davis County, State of Utah:

ALL OF LOT 12, CANTERBURY CROSSING ESTATES NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH.

AND more commonly known as: 1478 South 2450 West, Syracuse, Utah 84075

Prior Recorded Doc. Ref.: Warranty Deed: Recorded: October 3, 2018; BK 7112, PG 756, Entry 3120840

SUBJECT TO ANY Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

When the context requires, singular nouns and pronouns, include the plural.

RETURNED
NOV 01 2024

WITNESS, the hand of said grantor, this _____ day of _____, 20____



Ronnie W. Duncan

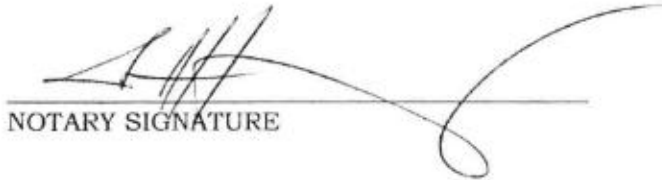


Shanna Duncan

STATE OF Utah
COUNTY OF Davis) ss

On this 1st day of November, in the year 2024, before me,
Jeff Hassing (NOTARY PUBLIC), personally appeared **Ronnie W. Duncan and Shanna Duncan**, proved on the satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged he/she/they executed the same.

NOTARY STAMP/SEAL


NOTARY SIGNATURE



(seal)