

E 3593511 B 8619 P 1052-1053  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
11/1/2024 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

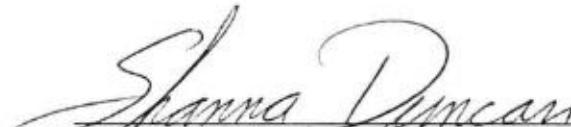
Prior Recorded Doc. Ref.: Warranty Deed: Recorded: October 3, 2018; BK 7112, PG 756, Entry  
3120840

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.

WITNESS, the hand of said grantor, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

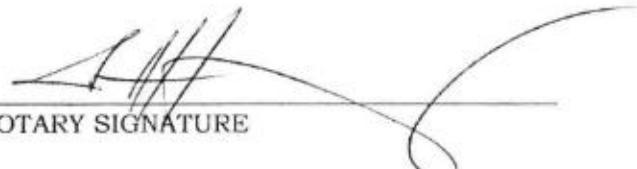
  
Ronnie W. Duncan

  
Shanna Duncan

STATE OF Utah)  
COUNTY OF Davis) ss

On this 1<sup>st</sup> 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)