

Mail Recorded Deed & Tax Notice To:
Stephanie Prows
1443 South 950 West
Woods Cross, UT 84087



File No.: 177788-DWP

WARRANTY DEED

Robert G. McArthur,

GRANTOR(S), of Bountiful, State of Utah, hereby conveys and warrants to

Stephanie Prows,

GRANTEE(S), of Woods Cross, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 02-096-0096 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 8th day of January, 2025.

Robert G. McArthur

Signed with **Stavvy**

Robert G. McArthur

STATE OF UTAH

COUNTY OF DAVIS

On this 8th day of January, 2025, before me, personally appeared Robert G. McArthur, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Stephanie Watts

Signed with **Stavvy**

Notary Public



STEPHANIE WATTS

Notary Public

State of Utah

Comm. No. 721012

My Commission Expires October 15, 2025

Notarized remotely via audio/video communication using Stavvy

EXHIBIT A
Legal Description

BEGINNING ON WESTERLY LINE OF AN EXISTING ROAD WHICH IS NORTH 0°28'15" EAST 767.00 FEET AND NORTH 5°15'30" WEST 459.72 FEET ALONG THE WESTERLY LINE OF SAID ROAD FROM THE SOUTHEAST CORNER OF BLOCK BA, BIG CREEK PLAT, CENTERVILLE TOWNSITE, SAID POINT OF BEGINNING BEING ALSO NORTH 1056.16 FEET EAST 63.71 FEET FROM THE QUARTER CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°50'31" WEST ALONG THE SOUTH LINE OF GRANTOR'S LAND 153.00 FEET; THENCE NORTH 5°29'35" EAST 65.95 FEET; THENCE NORTH 82°17'26" EAST 138.50 FEET TO THE WESTERLY LINE OF SAID ROAD; THENCE ALONG THE WESTERLY LINE OF SAID ROAD ON THE ARC OF CURVE TO THE RIGHT (RADIUS=1800.00 FEET, BEARING SOUTH 82°17'26" WEST 77.00 FEET; THENCE SOUTH 5°15'30" EAST 8.18 FEET TO THE POINT OF BEGINNING.