

Recording Requested by:  
First American Title Insurance Company  
1795 E Legend Hills Drive, Ste 100  
Clearfield, UT 84015  
(801)825-1313

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Oakhaven Park Bountiful, LLC  
45 E Center St, Suite 004  
North Salt Lake, UT 84054

E 3616173 B 8744 P 482-487  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
05/07/2025 11:20:55 AM  
FEE: \$40.00 Pgs: 6  
DEP eCASH REC'D FOR: FIRST AMERICAN TITLE -  
LEGEND HILLS

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **14253-6317252 (lv)**  
A.P.N.: **05-019-0039**

**John Bennett Luddington and Stephen Smith Luddington, Co-Trustees of the Dean F. Luddington Trust, dated 6.10.2004, and Amended and Restated on March 4, 2019**

**and**

**Diane Peterson, Richard Luddington, John Luddington, Sharon Kofford and Stephen Luddington, Successor Trustees of the Mary Carol Luddington Trust, dated 6.10.2004, and Amended on December 1, 2014, Grantor, of Bountiful, Davis County, State of UT, hereby CONVEY AND WARRANT to**

**Oakhaven Park Bountiful, LLC, a Utah limited liability company, Grantee, of North Salt Lake, Davis County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Davis County, State of Utah:**

**Lot 32, OAKHAVEN PARK SUBDIVISION PLAT C, according to the Official Plat thereof on file and of Record in the Davis County Recorder's Office.**

**Also:**

**Lot 33, OAKHAVEN PARK SUBDIVISION PLAT C, according to the Official Plat thereof on file and of Record in the Davis County Recorder's Office.**

**Also:**

**Beginning North 0°56' West 1513.38 Feet along Section Line and North 88°30' West 140.03 feet along South line of MUELLER HEIGHTS B from East 1/4 Corner of Section 31, Township 2 North, Range 1 East; Salt Lake Meridian, Thence North 88°30' West 234.29 feet, South**

A.P.N.: 05-019-0039

Warranty Deed - continued

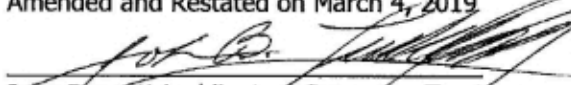
File No.: 14253-6317252 (lv)

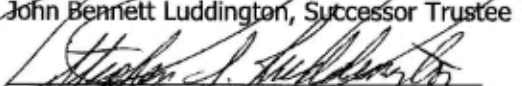
**2°33' West 159.18 feet, South 25°16' West 83.42 Feet, South 86°14' West 8.52 feet, South 2°56' West 63 feet to Northeast corner of Lot 16, OAKHAVEN PARK B, Thence South 2°56' West 24.37 feet, South 89°19' East 121.65 feet, South 88°42' East 160.18 feet to point North 0°56' West 1192.27 feet and North 88°24' West 153.35 feet from Southeast corner of Northeast 1/4 of said Section 31; South 88°42' East 13.35 feet to point South 0°56' East of Beginning, Thence North 0°56' West 321.58 feet to Beginning.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.


Witness, the hand(s) of said Grantor(s), this 5/6/2025.

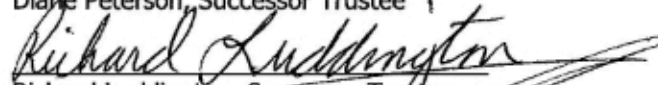
John Bennett Luddington and Stephen Smith  
Luddington, Co-Trustees of the Dean F.  
Luddington Trust, dated 6.10.2004, and  
Amended and Restated on March 4, 2019

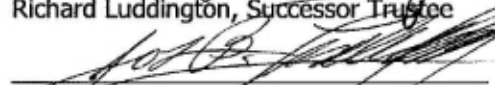
  
John Bennett Luddington, Successor Trustee

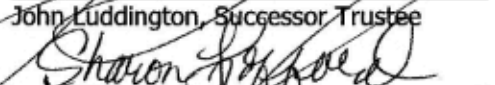
  
Stephen Smith Luddington, Successor Trustee

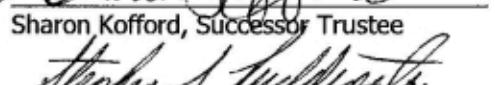
Diane Peterson, Richard Luddington, John  
Luddington, Sharon Kofford and Stephen  
Luddington, Successor Trustees of the Mary  
Carol Luddington Trust, dated 6.10.2004, and  
Amended on December 1, 2014

  
Diane Peterson, Successor Trustee

  
Richard Luddington, Successor Trustee

  
John Luddington, Successor Trustee

  
Sharon Kofford, Successor Trustee

  
Stephen Luddington, Successor Trustee

STATE OF Utah )  
County of Davis ) ss.

On 5-10-2025, before me, the undersigned Notary Public, personally appeared **John Bennett Luddington and Stephen Smith Luddington, Co-Trustees of the Dean F. Luddington Trust, dated 6.10.2004, and Amended and Restated on March 4, 2019**

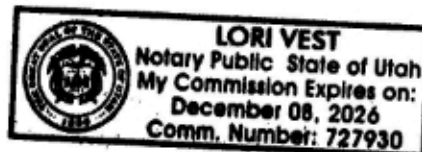
and

**Richard Luddington, John Luddington, Sharon Kofford and Stephen Luddington, Successor Trustees of the Mary Carol Luddington Trust, dated 6.10.2004, and Amended on December 1, 2014**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 12/8/26

Notary Public



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Clearfield, UT 84015  
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Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this 5/6/2025.

John Bennett Luddington and Stephen Smith  
Luddington, Co-Trustees of the Dean F.  
Luddington Trust, dated 6.10.2004, and  
Amended and Restated on March 4, 2019

\_\_\_\_\_  
John Bennett Luddington, Successor Trustee

\_\_\_\_\_  
Stephen Smith Luddington, Successor Trustee

Diane Peterson, Richard Luddington, John  
Luddington, Sharon Kofford and Stephen  
Luddington, Successor Trustees of the Mary  
Carol Luddington Trust, dated 6.10.2004, and  
Amended on December 1, 2014

*Diane Peterson*

\_\_\_\_\_  
Diane Peterson, Successor Trustee

\_\_\_\_\_  
Richard Luddington, Successor Trustee

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John Luddington, Successor Trustee

\_\_\_\_\_  
Sharon Kofford, Successor Trustee

\_\_\_\_\_  
Stephen Luddington, Successor Trustee

STATE OF Utah )  
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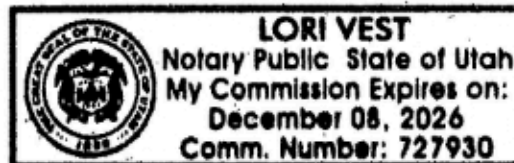
On 05/06/2025, before me, the undersigned Notary Public, personally appeared **Diane Peterson, Successor Trustee of the Mary Carol Luddington Trust, dated 6.10.2004, and Amended on December 1, 2014**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

*Lori Vest*

My Commission Expires: 12/08/2026

Notary Public



Notarized remotely using audio visual communication