

This Document Prepared By:

VOYANT LEGAL PLLC
991 Shepard Lane, Suite 210
Farmington, Utah 84025

**After Recording, Return and
Mail Tax Statements To:**

Rosalie Payne
281 West 650 North, Unit B
Centerville, Utah 84014

APN: 02-226-0044

WARRANTY DEED

ROSALIE PAYNE, an unmarried woman, GRANTOR,

Whose current mailing address is 281 West 650 North, Unit B, Centerville, Utah 84014;

HEREBY conveys and warrants to

ROSALIE PAYNE, Trustee of THE ROSALIE PAYNE FAMILY TRUST, U/A dated November 7, 2025,
and any trustee(s) in succession, GRANTEE(S),

Whose mailing address is 281 West 650 North, Unit B, Centerville, Utah 84014;

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, all of the following described tract of land in the
County of Davis, State of Utah:


SEE EXHIBIT "A" ATTACHED

More commonly known as 281 West 650 North, Unit B, Centerville, Utah 84014.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now
of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of
the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantor, this November 7, 2025.


ROSALIE PAYNE

STATE OF UTAH

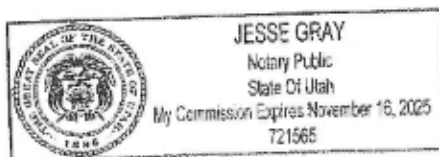
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) ss.

COUNTY OF UTAH

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On this November 7, 2025, personally appeared before me Rosalie Payne, the signer of the foregoing
instrument who duly acknowledged to me that she executed the same.



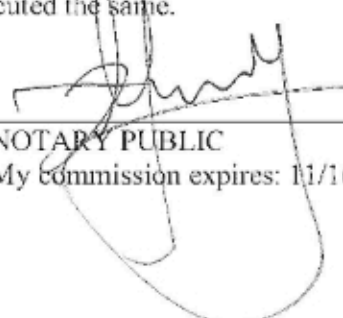

NOTARY PUBLIC
My commission expires: 11/16/2025

EXHIBIT "A"

UNIT "B", BUILDING 306, LOT 151-C, CONTAINED WITHIN PINEAE VILLAGE PLAT III, LOTS 151 A-F, (AMENDING PINEAE VILLAGE P.U.D., LOT 151, AS THE SAME IS IDENTIFIED IN THE FINAL PLAT RECORDED IN DAVIS COUNTY, UTAH, ON NOVEMBER 20, 2008, AT ENTRY NO. 2505944, IN BOOK 4661, AT PAGE 427, OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH (AS SAID FINAL PLAT MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEAE VILLAGE CONDO PLAT III, RECORDED IN DAVIS COUNTY, UTAH, ON NOVEMBER 24, 2008, AT ENTRY NO. 2406587, IN BOOK 4663 AT PAGE 763, OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN SUPPLEMENTED), OF OFFICIAL RECORDS.

TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE PINEAE VILLAGE AT CENTERVILLE, SUBJECT TO PROVISIONS HEREOF AND THE MASTER DECLARATION RECORDED IN DAVIS COUNTY, UTAH, AS ENTRY NO. 2265491, IN BOOK 4271 AT PAGE 392-468, OF OFFICIAL RECORDS.