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BK 8911 PG 230

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KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
01/13/2026 10:48:32 AM  
FEE: \$40.00 Pgs: 2  
DEP eCASH REC'D FOR: FIDELITY NATIONAL  
TITLE OF UTAH

**WHEN RECORDED RETURN TO AND**

**MAIL TAX NOTICES TO:**

Carl and Terrie Richardson Trust  
103 S 100 E  
Bountiful, UT 84010-4820

**Order No.:** FTUT2504910-DW  
APN/Parcel ID(s) 03-030-0080

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**WARRANTY DEED**

**First & First Properties LLC**

Grantor(s)

City of Bountiful, County of Davis, State of Utah hereby CONVEY and WARRANT to

**Lindsey Bailey and Carl Richardson, Trustees of the Carl and Terri Richardson Trust, dated September 24, 2024.**

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and Other Good and Valuable Consideration the following described tract(s) of land in the County of Davis, State of Utah:

**For APN/Parcel ID(s): 03-030-0080**

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BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 22, PLAT "A", BOUNTIFUL TOWNSITE SURVEY, AND RUNNING THENCE EAST 8 RODS, THENCE SOUTH 5 RODS, THENCE WEST 8 RODS, THENCE NORTH 5 RODS, TO THE PLACE OF BEGINNING.

The following is shown for information purposes only:

More Commonly Known as: 103 S 100 E, Bountiful, UT 84010-4820

Subject to property taxes for the year and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

## WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

First & First Properties LLC

BY: Jeff L. Richardson  
Jeff Richardson  
Manager

State of Idaho

County of *Adair*

On this 9<sup>th</sup> day of January, in the year 2026 personally appeared before me, Jeff Richardson, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the manager of First & First Properties LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Jeff Richardson, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Signature: 

(Seal)

