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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

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

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 Richardson
Manager

State of Idaho

County of Ada

On this 9th 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)

