09478 WHEN RECORDED MAIL TO: Justin N. Ward and Dana Bowen 959 N 310 E Tooele, UT 84074 Ent 484523 Page 1 of 2 Date: 15-MAY-2015 3:49:16FM Fee: \$12.00 Charge Filed By: TWB SHELLEY BRENNAN, Recorder DUCHESNE COUNTY CORPORATION For: EXPRESS TITLE INSURANCE AGENCY INC

WARRANTY DEED

James P. Carroll and Sharon B. Carroll, GRANTOR(S), of 1215 W 10875 S, South Jordan, UT 84095, hereby CONVEYS AND WARRANTS to: Justin N. Ward and Dana Bowen, as joint tenants, GRANTEE(S), of 959 N 310 E, Tooele, UT 84074, for the sum of, Ten and No/l00 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract(s) of land in Duchesne County(ies), Utah, to wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

Together with all improvements, appurtenances, and easements thereunto belonging. SUBJECT TO: County and\or City taxes not delinquent; Bonds and\or Special Assessments not delinquent; Covenants, Conditions, Restrictions, Rights of Way, Easements, and Reservations of record or enforceable in law and equity.

EXCEPTING THEREFROM: all oil, gas and\or other minerals in, on or under said land.

WITNESS, the hand of said grantors, thisday of May, 2015.
Samb Plane
James P. Carroll Sharon B. Carroll
STATE OF VIAH
COUNTY OF DUCHESNE) ss.
On the
TODD L WILKERSON Notary Public State of Utah Comm. No. 650313

My Comm. Expires Dec 23, 2015

prepared by: EXPRESS TITLE INSURANCE AGENCY, INC. 435-738-2533 www.xptitle.com

EXHIBIT "A"

FILE NO: 09478

Lot 6, Plat 2, Tabby Heights Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorders Office.

APN: 00-0032-2970