

Ent: 489650 B: 1628 P: 0252

Chad Montgomery Box Elder County Utah Recorder  
07/30/2025 08:29 AM Fee \$40.00 Page 1 of 2  
For COTTONWOOD TITLE INSURANCE AGENCY, INC.  
Electronically Recorded By SIMPLIFILE LC E-RECORDING

Mail Recorded Deed & Tax Notice To:  
Colton Ingram and Melissa Ingram  
25854 North 9100 West  
Portage, UT 84331



File No.: 191723-MMF

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## WARRANTY DEED

Kelly G. Lucas and Deborah J. Lucas, husband and wife, as joint tenants, with full rights of survivorship,

**GRANTOR(S)**, of Portage, State of Utah, hereby conveys and warrants to

Colton Ingram and Melissa Ingram, husband and wife as joint tenants,

**GRANTEE(S)**, of Portage, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Box Elder County**, State of Utah:

Lot 1, INGRAM SUBDIVISION, according to the official plat thereof as recorded in the office of the Box Elder County Recorder.

**TAX ID NO.:** 08-039-0141 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

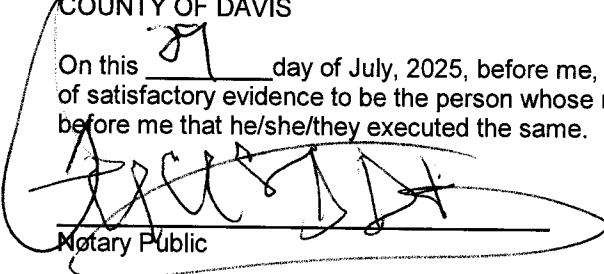
Dated this 29th day of July, 2025.

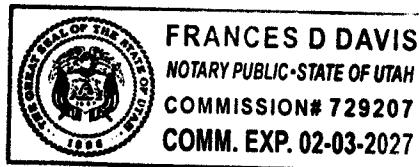
Kelly G. Lucas  
Kelly G. Lucas  
Deborah J. Lucas  
Deborah J. Lucas

STATE OF UTAH

COUNTY OF DAVIS

On this 29 day of July, 2025, before me, personally appeared Kelly G. Lucas, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

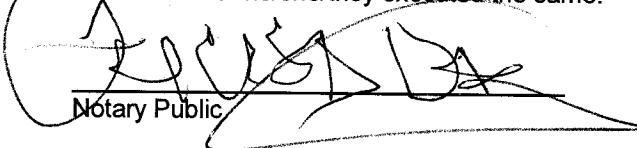
  
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 29 day of July, 2025, before me, personally appeared Deorah J. Lucas, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public

