

Recording Requested by:
First American Title Insurance Company
585 West 500 South, Suite 100
Bountiful, UT 84010
(801)298-2400

AFTER RECORDING RETURN TO:
Joseph M. Cook and Angelique C. Cook
784 Parkway Drive
North Salt Lake, UT 84054

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **331-5829394 (ER)**
A.P.N.: **01-389-1323**

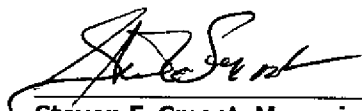
Eaglepointe Development LC, Grantor, of **North Salt Lake**, **Davis** County, State of **Utah**, hereby
CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Joseph M. Cook and Angelique C. Cook, as joint tenants, , Grantee, of **North Salt Lake**,
Davis County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the
following described tract(s) of land in **Davis** County, State of **Utah**:

**LOT 1323R, EAGLEPOINTE ESTATES PHASE 13, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity
and general property taxes for the year **2016** and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 1, 2017** .



Steven E. Smoot, Managing Member

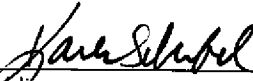
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Special Warranty Deed - continued

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STATE OF Utah)
COUNTY OF Davis) *SS.*

On June 1, 2017, personally appeared before me, **Steven E. Smoot, Managing Member of Eaglepointe Development, LC, a Utah limited liability company**, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

Karen Scherbel
(Printed Name)

My Commission expires: 11/7/2020 {Seal or Stamp}

