

Vanguard Title Insurance Agency, LLC WHEN RECORDED RETURN TO: Theran Bauer and Melanie Bauer 1022 East 1200 North **Ogden, UT 84404** File No.: 19389-HJ

E# **2908701** PG 1 0F 1 Leann H. Kilts, WEBER COUNTY RECORDER 08-Mar-18 0150 PM FEE \$10.00 DEP DAG REC FOR: VANGUARD TITLE INSURANCE AGENCY, ELECTRONICALLY RECORDED

## WARRANTY DEED

GRANTOR(S): James E. Cozzi and Connie J. Cozzi

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Melanie Bauer and Theran Bauer, wife and husband

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Weber County, State of UTAH:

All of Lot 32 Woodland Heights Subdivision No. 1 Amended, Ogden City, Weber County, Utah, according to the Official Plat thereof.

Tax Parcel No.: 11-241-0020

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this

State of Utah Montana }

County of Weber Gallatin)

Notary Public

2018, personally appeared before me James E. Cozzi and day of March Connie J. Cozzi, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

JESSICA L. RICE HOTARY PUBLIC for the State of Montana Residing at Bozemen, Montana My Commission Expire February 18, 2022