

Mail Recorded Deed and Tax Notice To:

Jolene Nance
2341 W. 1700S.
SYRACUSE, UT 84075

WARRANTY DEED

Kevin Irel Nance and Gordon C. Nance Successor Trustees for Belva C. Nance and Irel C. Nance, of the Belva C. Nance Family Protection Trust, dated the 26th day of March, 1998.

GRANTOR(S) of Syracuse, State of Utah, hereby Conveys and Warrants to

Jolene Nance

GRANTEE(S) of Syracuse, 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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 12-092-0149 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this JUNE 4th, 2020.

The Belva C. Nance Family Protection Trust,
dated the 26th day of March, 1998

BY: Kevin Irel Nance Successor trustee
Kevin Irel Nance
Successor Trustee

BY: Gordon C. Nance SUCCESSOR TRUSTEE
Gordon C. Nance
Successor Trustee

STATE OF UTAH
COUNTY OF DAVIS

On the 4th day of June 2020 personally appeared before me Kevin Irel Nance and Gordon C. Nance, Successor Trustees of the Belva C. Nance Family Protection Trust, dated the 26th day of March, 1998, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Krista Allred
Notary Public



EXHIBIT A
Legal Description

PARCEL A:

Beginning at a point 44.322 rods (731.31 feet) East of the Northwest corner of the Northeast quarter of Section 16, Township 4 North, Range 2 West, Salt Lake Meridian and running thence East 49.1 feet; thence South 00°12' East 165 feet; thence West 49.1 feet; thence North 00°12' West 165 feet to the point of beginning.

PARCEL B:

Beginning at a point 780.41 feet East of the Northwest corner of the Northeast quarter of Section 16, Township 4 North, Range 2 West, Salt Lake Meridian and running thence East 100 feet; thence South 00°12' East 217.8 feet; thence West 100 feet; thence North 00°12' West 217.8 feet to the point of beginning.

ALSO:

Beginning at a point which is South 89°32'10" East 777.34 feet and South 01°12'00" East 217.87 feet from the North quarter corner of Section 16, Township 4 North, Range 2 West, Salt Lake Meridian and running thence South 01°12'00" East 33.04 feet to the Northerly line of Lots 115 and 116, Criddle Homestead Phase 1; thence South 89°32'10" East 100.04 feet along said line; thence North 01°12'00" West 29.03 feet; thence West 100.00 feet to the point of beginning.