

MAIL TAX NOTICE TO:
Tammy and David Leifson
2520 Oakridge Drive
Spanish Fork , Utah 84660

E 2496074 B 4909 P 1771
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/25/2009 3:04:00 PM
FEE \$10.00 Pgs: 1
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Tax ID: 11-028-0055

SPECIAL WARRANTY DEED

First National Bank of Layton, whose address is 1601 North Hillfiled Road, Layton, UT, Grantor, hereby transfers, conveys and warrants against all who claim by, through, or under the Grantor only to TAMMY LEIFSON AND DAVID LEIFSON, of Utah County, Grantee, for the sum of Three Hundred sixty-five thousand and no/100 dollars (\$365,000.00) and other valuable consideration, all of its interest in the following described tract of land in Davis County, State of Utah:

All of Lot 55, Fernwood Hollow NO. 5, According to the official plat thereof.

The Real Property or its address is commonly known as: 2788 East 200 North
Layton, Utah 84040

Except as specifically provided herein, this Special Warranty Deed is given without representation or warranty whatsoever by Grantor, and is or may be subject to the following: (i) current year taxes, (ii) conditions, covenants, restrictions, reservations, easements, rights and rights-of-way, encroachments, conflicts in boundaries, and other matters of record or apparent by physical inspection of the property, (iii) any matters created by the acts of Grantee, (iv) any matters that would be disclosed by a survey of the premises, (v) any matters as to the physical condition of the property, including, but not limited to, the working order of the appliances, plumbing, electrical, roofing, settling, structural defects of any kind, and the existence upon or release from, the property of what are commonly referred to as hazardous substances under any state or federal law. By accepting this Special Warranty Deed, Grantee acknowledges that, other than the warranty as to persons claiming by or through Grantor, Grantee is purchasing the property in its "AS IS" condition based exclusively upon Grantee's own investigation and inspection of the property without any representation or warranty whatsoever on the part of Grantor.

WITNESS the hand of said Grantor this 24 day of November 2009 ⁹ *N/M*

Grantor
First National Bank of Layton
[Signature]
By: Nephi M. Voge
Its: Executive Vice President

STATE OF UTAH)
): ss.
COUNTY OF DAVIS)

On the 24 day of November 2009, personally appeared before me, Nephi Voge, who has been proven on the basis of satisfactory evidence, being first duly sworn, acknowledges that he is a COO/Ex VP of First National Bank of Layton, that he voluntarily executed the foregoing instrument, that said instrument reflects the purpose of First National Bank of Layton and that it was signed on behalf of said Bank by proper authority.

[Signature]
NOTARY PUBLIC

