3395624 BK 7792 PG 293 E 3395624 B 7792 P 293
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/30/2021 8:45:00 AM
FEE \$40.00 Pgs: 1
DEP eCASH REC'D FOR KEYSTONE TITLE INS

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Rustyn Smith and Angela Smith
1070 S 650 W
Farmington, UT 84025
File No.: 63727-BA

## WARRANTY DEED

GRANTOR(S): AJER, LLC

Notary Public

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

GRANTEE(S): Rustyn R. Smith and Angela M. Smith, Husband and Wife

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

Beginning on the Westerly right of way line of an 80.0 foot road, which is South 0°29'51" East 1080.79 feet along the Quarter Section line and East 29.24 feet from the Northeast Comer of the Southwest Quarter of Section 25, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence South 11°07' East 101.92 feet along the Westerly line of said road; thence West 434.04 feet to the Easterly line of the railroad; thence North 10°45' West 48.20 feet along the right of way of said railroad; thence West 17.3 feet along railroad right of way; thence North 10°45' West 53.59 feet along said railroad right of way; thence East 450.68 feet to the point of beginning.

COMMISSION #713569 MY COMMISSION EXPIRES: 08-17-2024 3240707 BK 7487 PG 308 E 3240707 B 7487 P 308-309
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/8/2020 9:29:00 AM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR GT TITLE SERVICES-SAL

MAIL TAX NOTICES TO GRANTEE(S) AT: 1070 S 650 W, FARMINGTON, UT 84025

## COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. GT Title Services hereby expressly disclaims any responsibility or liability for the accuracy or content thereof.

Tax ID No.: 08-079-0017

## **QUIT-CLAIM DEED**

**AJER, LLC** of Davis County, Utah (hereafter "*Grantor*"), for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, hereby quit-claims to

RUSTYN R SMITH and ANGELA M SMITH, HUSBAND AND WIFE AS JOINT TENANTS of Davis County, Utah (hereafter "Grantee"),

that certain real property situated in **DAVIS** County, Utah, commonly known as **1070 S 650 W FARMINGTON**, **UT**, **84025**, and more particularly described as follows:

See Attached Exhibit "A"

DATED effective this 3rd day of April, 2020.

GRANTOR:

RUSTYN R SMITH

STATE OF UTAH

COUNTY OF WEBER

On this **3rd day of April, 2020,** personally appeared before me , the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.

NOTARY PUBLIC

TIFFANY EAMES
Notary Public, State of Utah
Commission # 707384
My Commission Expires On
July 23, 2023

3240707 BK 7487 PG 309

File Number: OG32879

Parcel No. (For Reference Purposes Only):

08-079-0017

## **EXHIBIT "A"**

Beginning on the Westerly right of way line of an 80.0 foot road, which is South 00°29'51" East 1080.79 feet along the Quarter Section line and East 29.24 feet from the Northeast corner of the Southwest Quarter of Section 25, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence South 11°07' East 101.92 feet along the Westerly line of said road; thence West 434.04 feet to the Easterly line of the railroad; thence North 10°45' West 48.20 feet along the right of way of said railroad; thence West 17.3 feet along railroad right of way; thence North 10°45' West 53.59 feet along said railroad right of way; thence East 450.68 feet to the point of beginning.