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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/23/2021 1:03:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR US TITLE COMPANY OF U

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Francisco Garcia
3016 South 2000 West
Syracuse, UT 84075

WARRANTY DEED

File No.: 035601
APN: 12-339-0019

Robert P. Hanrahan and Linda R. Hanrahan, husband and wife, as joint tenants,

Grantor(s), of Syracuse, Davis County, State of Utah, hereby convey(s) and warrant(s) to

Francisco Garcia, A Married Man

Grantee(s), of Syracuse, Davis County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Davis County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 22nd day of February, 2021.

Robert P. Hanrahan
Robert P. Hanrahan

Linda R. Hanrahan
Linda R. Hanrahan

STATE OF UTAH)

:ss)

COUNTY OF Davis)

The foregoing instrument was acknowledged before me the 22 day of February,
2021 by Robert P. Hanrahan and Linda R. Hanrahan.

[Signature]
Notary Public

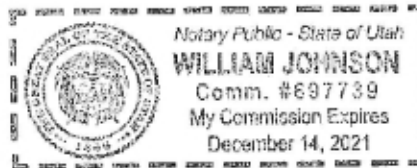


EXHIBIT "A"

All of Lot 6, MOSS ACRES SUBDIVISION - AMENDMENT, Syracuse City, Davis County, Utah according to the Official Plat thereof.

Less and excepting therefrom the following:

A tract of land in fee, being part of Lot 6, Moss Acres Subdivision Amendment, situate in the NE 1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, the boundaries of said tract of land are described as follows:

Beginning at the southwest corner of said Lot 6; and running thence North 00°11'16" East 100.00 feet along the westerly boundary line; thence South 89°40'01" East 599.09 feet along the northerly boundary line to a point on the westerly highway right of way line of SR-67 West Davis Highway; thence South 32°16'35" East 118.71 feet along said westerly highway right of way line to the southerly boundary line of said Lot 6 thence North 89°40'01" West 662.82 feet along said southerly boundary line to the point of beginning.

Also less and excepting therefrom the following:

A parcel of land in fee, being part of Lot 6, Moss Acres Subdivision Amendment, situate in the NE 1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows:

Beginning at a point 662.82 feet South 89°40'01" East along the southerly boundary line from the Southwest corner of said Lot 6; and running thence North 32°16'35" West 118.71 feet thence South 89°40'01" East 535.67 feet along the northerly boundary line to the point of curvature of a non-tangent curve to the left with a radius of 2000.00 feet thence Southeasterly along said curve with an arc length of 189.30 feet, chord bears South 57°45'54" East 189.23 feet; thence North 89°40'01" West 632.33 feet along said southerly boundary line to the point of beginning

Situated in Davis County, State of Utah