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BK 7700 PG 482

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/19/2021 10:43:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Mail Recorded Deed and Tax Notice To:
Flint Investments, LLC, a Utah limited liability company dba Hawk Homes
P.O. Box 827
Kaysville, UT 84037



File No.: 137953-KAC

WARRANTY DEED

JaNae Aileen Richards, Successor Trustee of The James and Ara Richards Family Living Trust, dated the 10th of August, 2016

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

Flint Investments, LLC, a Utah limited liability company dba Hawk Homes

GRANTEE(S) of Kaysville, 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.: 09-088-0110 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 18th day of February, 2021.

The James and Ara Richards Family Living
Trust, dated the 10th day of August, 2016

BY: JaNae Richards, Successor Trustee
JaNae Aileen Richards
Successor Trustee

STATE OF UTAH

COUNTY OF DAVIS

On the 18th day of February, 2021, personally appeared before me JaNae Aileen Richards, Successor Trustee of The James and Ara Richards Family Living Trust, dated the 10th day of August, 2016, the signer 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

Beginning 111.0 feet South of the South line of a street at a point 423.0 feet, more or less, South of the Northeast corner of the West half of the Southeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, in the Town of East Layton, and running thence West 114.0 feet to the East line of a street; thence South 109.8 feet along said street; thence East 114.0 feet to the West line of the property conveyed to Erwin J. Wall by Deed recorded March 26, 1941 in Book 1-S at Page 393 of Deeds; thence North 109.8 feet along said property to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning 220.8 feet South of the South line of road 532.8 feet, more or less, South from Northeast corner of the West half of the Southeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South 109.8 feet; thence West 114 feet to the East line of said road; thence North 113.8 feet along said East line of road; thence East 114 feet, more or less; thence South 4 feet to the point of beginning.