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BK 7853 PG 1148

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/28/2021 1:19:00 PM  
FEE \$40.00 Pgs: 1  
DEP eCASH REC'D FOR OLD REPUBLIC NATL TITLE INS

**MAIL TAX NOTICE TO GRANTEE:**

Vail Downs and Alyssa Downs  
112 West 2050 South  
Clearfield, UT 84015  
File Number: 2158699KC2

**SPECIAL WARRANTY DEED**

**Vail T. Downs**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS AGAINST THE ACTS OF GRANTOR ONLY to

**Vail Downs and Alyssa Downs, as Joint Tenants**

GRANTEE

the following tract of land in Davis County, State of Utah, to-wit

LOT 47, KATIE'S PLACE NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING A PART OF LOT 47, KATIE'S PLACE NO. 2, CLEARFIELD CITY, DAVIS COUNTY, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 47 AND RUNNING THENCE NORTH 50°46'02" WEST 47.00 FEET ALONG THE LOT LINE, THENCE SOUTH 35°30'44" EAST 22.80 FEET; THENCE SOUTH 64°15'47" EAST 25.71 FEET TO THE POINT OF BEGINNING.

TAX ID NUMBER FOR PROPERTY: 12-154-0053

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

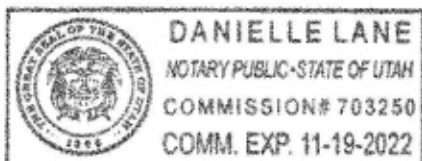
Effective as of this 23rd day of September, 2021.

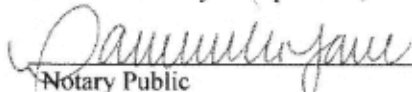
  
\_\_\_\_\_  
Vail T. Downs

STATE OF UTAH

COUNTY OF Davis

The foregoing instrument was acknowledged before me this 23rd day of September, 2021 by Vail T. Downs a



  
\_\_\_\_\_  
Notary Public  
Residing In: *Morgan UT*  
Commission Expires: *11/19/22*