

E 139207 B 329 P 1691  
Date 31-Aug-2016 01:09PM  
Fee: \$12.00 ACH  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: STEWART TITLE INSURANCE AGENCY OF UTAH  
Recorded Electronically by Simplifile

**WHEN RECORDED RETURN TO:**

Bear Claw, LLC  
6441 North Willow Creek Road  
Morgan, Utah 84050

**SPECIAL WARRANTY DEED**

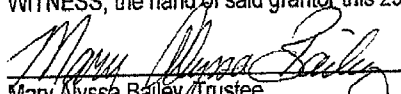
Mary Alyssa Bailey and David Steven Bailey as Trustess of the Mary Aly ssa Bailey Trust dated December 23, 2005, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** against all those claiming by, through or under it to Bear Claw, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Morgan County, State of Utah described as follows:


Lot 123, Cottonwood Hills, A Planned Unit Development, P.U.D., according to the Official Plat thereof as recorded in the Office of the Morgan County Recorder, State of Utah

TAX ID #: 03-COHILL-0123, 00-0073-6533

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

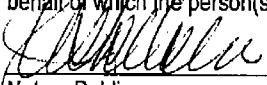
WITNESS, the hand of said grantor this 29th day of August, 2016.

  
Mary Alyssa Bailey, Trustee

  
David Steven Bailey, Trustee

State of Utah  
County of Weber

On this 29th day of August, 2016, personally appeared before me, the undersigned Notary Public, personally appeared Mary Alyssa Bailey and David Steven Bailey, Trustees of the Mary Alyssa Bailey and David Steven Bailey Trust dated December 23, 2005, personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 11-24-16

