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BK 7280 PG 1421

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/10/2019 4:06:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITL

Recording Requested by:
First American Title Insurance Company
5929 S. Fashion Pointe Dr, Ste 120
South Ogden, UT 84403
(801)479-6600

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Nicole K. Batten
572 Walton Drive
North Salt Lake, UT 84054

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

RESPA

WARRANTY DEED

Escrow No. **338-5972050 (DH)**
A.P.N.: **01-364-0004**

Sarah Coop, NKA, Sarah Tippetts, Grantor, of **Lyman, Uinta** County, State of **WY**, hereby CONVEY AND WARRANT to

Nicole K. Batten, an unmarried woman and Karen M. Batten, an unmarried woman as joint tenants, Grantee, of **North Salt Lake, Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

UNIT NO. A, BUILDING 313, CONTAINED WITHIN THE COVENTRY AT FOXBORO PHASE 20, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON SEPTEMBER 29, 2005 IN DAVIS COUNTY, AS ENTRY NO. 21093651, IN BOOK 3881, AT PAGE 376 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON NOVEMBER 06, 2003 IN DAVIS COUNTY, AS ENTRY NO. 1930423 IN BOOK 3412 AT PAGE 760 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 7**, 2019.

Sarah Coop, Sarah Tippetts
Sarah Coop, nka, Sarah Tippetts

Sarah Tippetts
Sarah Tippetts

STATE OF Wyoming)
County of Uinta)ss.

On June 7, 2019, before me, the undersigned Notary Public, personally appeared **Sarah Coop, NKA, Sarah Tippetts**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 9/28/22

Elizabeth J. Wyatt
Notary Public

