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BK 7297 PG 1150

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/3/2019 2:41:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR OLD REPUBLIC NATL TIT

WHEN RECORDED MAIL TO:
Jake Mathew Phillips and Kayla AnnaMarie Phillips
1568 East Jace Lane
South Weber, UT 84405
File Number: 1936250DL

WARRANTY DEED

Colton M. Whaley and Madison Pyle, as joint tenants GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Jake M. Phillips and Kayla A. Phillips, GRANTEE

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

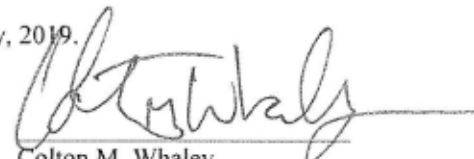
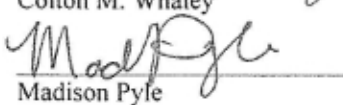
Lot 47, SANDALWOOD COVE AMENDED P.U.D, a Planned Unit Development, according to the official plat thereof, on file and of record in the office of the Davis County Recorder.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).

TAX ID NUMBER FOR PROPERTY: 13-256-0047

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 2019 and thereafter.

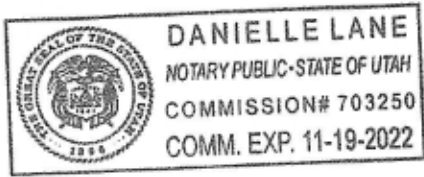
WITNESS the hand of Grantor, this 2nd day of July, 2019.


Colton M. Whaley

Madison Pyle

STATE OF: UTAH

COUNTY OF: Davis

The foregoing instrument was acknowledged before me this 2 day of July, 2019 by Colton M. Whaley and Madison Pyle



Danielle Lane

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