



W3185739

E# 3185739 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
22-Sep-21 02:51 PM FEE \$40.00 DEP TT
REC FOR: FIRST AMERICAN TITLE - LEGEND HIL
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
1795 E Legend Hills Drive, Ste 100
Clearfield, UT 84015
(801)825-1313

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Richard A. Hart
4155 South 3450 West
West Haven, UT 84401

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

SPECIAL WARRANTY DEED

Escrow No: **14253-6165329 (vc)**
A.P.N.: **08-455-0009**

Richard A. Hart, Trustee of the Richard A. Hart Living Trust, dated December 10, 2019, and any amendments thereto, Grantor, of **West Haven**, **Weber** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Richard A. Hart, An Unmarried Man, Grantee, of **West Haven**, **Weber** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

ALL OF LOT 317, CANTERBURY CROSSING PHASE 3, WEST HAVEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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

Witness, the hand(s) of said Grantor(s), this **September 17, 2021** .

The Richard A. Hart Living Trust



Richard A. Hart, Trustee

A.P.N.: 08-455-0009

Special Warranty Deed - continued

File No.: 14253-6165329 (vc)

STATE OF Utah)
)Ss.
COUNTY OF Davis)

On September 17, 2021, personally appeared before me, Richard A. Hart, Trustee of the Richard A. Hart Living Trust, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public

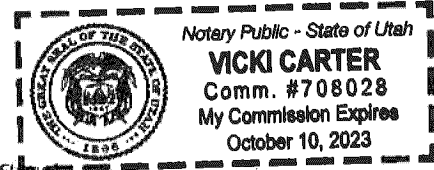
(Printed Name)

My Commission expires:

[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]

Vicki Carter

10/10/23



(Seal or Stamp)