

Send Tax Notices to Grantee:  
Pablo Javier Duvanced  
3780 West 4900 South  
Roy, UT 84067



\*W3272504\*

E# 3272504 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
07-Feb-23 02:16 PM FEE \$40.00 DEP TH  
REC FOR: TITLE ONE  
ELECTRONICALLY RECORDED

File No.: 22-94082  
Parcel ID No. 09-325-0005

## WARRANTY DEED

**Michael Pedroni, a Single Man, grantor(s), of 3780 W 4900 S, Roy, UT 84067, hereby CONVEY AND WARRANT to**

**Pablo Javier Duvanced, A Single Man**

grantee(s) of **3780 W 4900 S, Roy, UT 84067**, for the sum of Ten dollars and other good and valuable consideration, the following described tract of land in **Weber County, State of Utah**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, covenants, conditions and restrictions of record and taxes for the current year.

IN WITNESS WHEREOF, Grantor(s) have hereunto set grantor's hand and seal this **7th day of February, 2023**.

\_\_\_\_\_  
Michael Pedroni

State of Utah  
County of Salt Lake

On this 7th day of February, 2023, personally appeared before me Michael Pedroni who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
Notary Public

My commission expires: 5/14/23



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All of Lot 418, FOXGLEN SUBDIVISION NO. 20, Roy City, Weber County, Utah according to the Official Plat thereof.