



W3273369

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

E# 3273369 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
15-Feb-23 0115 PM FEE \$40.00 DEP TN
REC FOR: FIRST AMERICAN TITLE - LEGEND HIL
ELECTRONICALLY RECORDED

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Landon Cleverley
2143 West 5500 South
Roy, UT 84067

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

WARRANTY DEED

Escrow No. **14253-6258203 (lv)**
A.P.N.: **09-182-0004**

LaJean R. Cummings, Trustee of The Cummings Asset Protection Trust, under Agreement dated June 27, 2013, Grantor, of Roy, Weber County, State of UT, hereby CONVEY AND WARRANT to

and Savannah Cleverley, as joint tenants

Landon Cleverley, Grantee, of Roy, 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 37, ROSEWOOD ESTATES NO. 2, ROY CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO; PART OF LOT 38, ROSEWOOD ESTATES NO. 2, ROY CITY, WEBER COUNTY: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 38; THENCE NORTH 64D25'48" EAST 62.58 FEET TO 2150 WEST STREET; THENCE SOUTHEASTERLY ALONG 2150 WEST STREET, 7.72 FEET ALONG THE ARC OF A 65 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 52D52' WEST 33.06 FEET; THENCE WEST 36.25 FEET TO BEGINNING.

ALSO, PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING AT THE NORTHWEST CORNER OF LOT 37, ROSEWOOD ESTATES NO. 2 SUBDIVISION, IN SAID SOUTHEAST QUARTER, RUNNING THENCE WEST 18.75 FEET, MORE OR LESS, TO WEST LINE OF PROPERTY DEEDED TO KAREN H MERRILL IN BOOK 1485, AT PAGE 1774 RECORDS OF WEBER COUNTY, UTAH; THENCE SOUTH ALONG SAID WEST LINE 136 FEET, MORE OR LESS, TO NORTH LINE OF ROSEWOOD MANOR CONDOMINIUM; THENCE EAST ALONG NORTH LINE OF SAID ROSEWOOD MANOR CONDOMINIUM 8 FEET, MORE OR LESS, TO WEST WALL OF



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A.P.N.: 09-182-0004

Warranty Deed - continued

File No.: 14253-6258203 (lv)

EXISTING STORAGE SHED; THENCE NORTH 26 FEET, MORE OR LESS, TO THE SOUTH LINE OF ROSEWOOD ESTATES NO. 2 SUBDIVISION PROJECTED; THENCE EAST ALONG SAID PROJECTED LINE 10.75 FEET, MORE OR LESS, TO SOUTHEAST CORNER OF SAID LOT 37, THENCE NORTH ALONG WEST LINE OF SAID LOT 37; THENCE NORTH ALONG WEST LINE OF SAID LOT 37, 110 FEET TO POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY; PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY BEGINNING 30 FEET WEST AND 359 FEET NORTH FROM THE SOUTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION; RUNNING THENCE WEST 300 FEET; THENCE SOUTH 32 FEET; THENCE EAST 300 FEET; THENCE NORTH 32 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 13, 2023**.

LaJean R. Cummings, Trustee of The Cummings Asset Protection Trust, under Agreement dated June 27, 2013

LaJean R Cummings
 LaJean R. Cummings, Trustee

STATE OF Utah)
 County of Davis) ss.

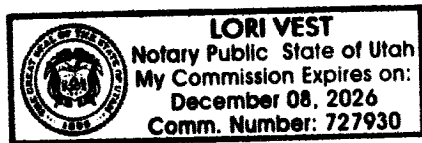
On Feb 13, 2023, before me, the undersigned Notary Public, personally appeared **LaJean R. Cummings, Trustee of The Cummings Asset Protection Trust, under Agreement dated June 27, 2013**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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: 12/8/22

[Signature]

 Notary Public



A.P.N.: 09-182-0004

Warranty Deed - continued

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Witness, the hand(s) of said Grantor(s), this **February 13, 2023**.

LaJean R. Cummings, Trustee of The Cummings Asset Protection Trust, under Agreement dated June 27, 2013

LaJean R Cummings
 LaJean R. Cummings, Trustee

STATE OF Utah)
 County of Davis) ss.

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WITNESS my hand and official seal.

My Commission Expires: 12/8/22

[Signature]

 Notary Public

