



W3284848

File No. 039372

E# 3284848 PG 1 OF 1
Leann H. Kilts, WEBER COUNTY RECORDER
26-May-23 0349 PM FEE \$40.00 DEP DAC
REC FOR: LINCOLN TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Mail Tax Notice to Grantee(s) and
When Recorded Return to:
3926 W 5425 S
Roy, UT 84067

SPECIAL WARRANTY DEED

DANIEL COOK AND MAREN COOK, Grantor(s),

hereby CONVEY(S) and WARRANT(S) to:

DANIEL COOK AND MAREN COOK, HUSBAND AND WIFE AS JOINT TENANTS, Grantee(s),

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Weber County, State of Utah:

LOT 21, PHEASANT MEADOWS SUBDIVISION PHASE 1, ROY CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

09-409-0021

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record or enforceable in law or equity.

WITNESS, the hand(s) of said grantor(s), this 26 day of May, 2023.

Daniel Cook
Daniel Cook

Maren Cook
Maren Cook

ACCOMMODATION RECORDING ONLY
LINCOLN TITLE INSURANCE AGENCY, INC.
MAKES NO REPRESENTATION AS TO CONDITION
OF TITLE, NOR DOES IT ASSUME ANY
RESPONSIBILITY FOR VALIDITY, SUFFICIENCY
OR AFFECT OF DOCUMENT.

STATE OF UTAH)
COUNTY OF Weber) :SS

On the 26 day of May, 2023, personally appeared before me Daniel Cook and Maren Cook, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Carrie L. Brough
Notary Public

My Commission Expires:

Residing at:

