



W3315607

This Document Prepared By:

VOYANT LEGAL PLLC
991 Shepard Lane, Suite 210
Farmington, Utah 84025

E# 3315607 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
26-Feb-24 0915 AM FEE \$40.00 DEP SLW
REC FOR: VOYANT LEGAL
ELECTRONICALLY RECORDED

**After Recording, Return and
Mail Tax Statements To:**

Marcus E. Brown and Katrina Nicholes-Shults
4108 South Lily Drive
Roy, Utah 84067

APN: 08-396-0017 PCV

WARRANTY DEED

MARCUS E. BROWN, KATRINA NICHOLESH-SHULTS, and EVELYN J. NIXON, GRANTORS,

Whose current mailing address is 4108 South Lily Drive, Roy, Utah 84067;

HEREBY convey and warrant to

MARCUS E. BROWN and KATRINA NICHOLESH-SHULTS, as joint tenants, GRANTEES,

Whose mailing address is 4108 South Lily Drive, Roy, Utah 84067;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Weber, State of Utah:

ALL OF LOT 90, SUMMERS POINTE SUBDIVISION PHASE 4, ROY CITY, WEBER COUNTY, UTAH.

More commonly known as 4108 South Lily Drive, Roy, Utah 84067.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

[Remainder of page intentionally left blank]

WITNESS, the hand of said grantor, this ____ day of February 2024.

Marcus E Brown
MARCUS E. BROWN

Katrina L Nicholes Shults
KATRINA NICHOLLES-SHULTS

Katrina L Nicholes Shults
KATRINA NICHOLLES-SHULTS, as Attorney-in-fact
for Evelyn Jean Nixon

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On this February 22, 2024, personally appeared before me MARCUS E. BROWN, KATRINA NICHOLLES-SHULTS, and KATRINA NICHOLLES-SHULTS, Attorney-in-fact for Evelyn J. Nixon, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.

A Clark
NOTARY PUBLIC
My commission expires:

