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BK 7677 PG 3549

E 3337346 B 7677 P 3549-3550
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/15/2021 4:22:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR ASPEN TITLE INSURANCE

D25073
AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
ALAN BLOOD
1302 WOODLAND COURT
FARMINGTON UT 84025

WARRANTY DEED

BENJAMIN JAMES SMITH, VICKIE SMITH, ALAN J BLOOD and LYNETTE BLOOD

Grantor,

of FARMINGTON, County of DAVIS, State of UT
hereby CONVEY and WARRANT to

ALAN J BLOOD and LYNETTE BLOOD, husband and wife

Grantee,


of FARMINGTON, County of DAVIS, State of UT, for the sum of TEN DOLLARS AND NO/100
and other good and valuable consideration, the following tract of land in the County of DAVIS,
State of UT, to-wit

ALL OF LOT 204, AMENDED PLAT NO. 2, HIDDEN MEADOW SUBDIVISION, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE
DAVIS COUNTY RECORDER, TOGETHER WITH THAT PORTION OF LOT 7, HIDDEN QUAIL
COVE SUBDIVISION COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 7,
HIDDEN QUAIL COVE SUBDIVISION (DAVIS COUNTY RECORDER ENTRY #944973), SAID
POINT IS 1,257.90 FEET NORTH 89°05'50" EAST ALONG THE SECTION LINE AND 97.33 FEET
SOUTH 00°54'10" EAST TO THE POINT OF BEGINNING; THENCE NORTH 03°18'17" WEST
133.28 FEET ALONG THE WEST LINE OF SAID LOT 7, THENCE SOUTH 26°52'26" EAST 55.35
FEET THE SOUTHWESTERLY LINE OF SAID LOT 7 BEING THE NORTHEAST RIGHT OF WAY
LINE 430 WEST STREET, TO A POINT OF NON-TANGENT CURVATURE OF WHICH THE
RADIUS POINT LIES SOUTH 63°17'10" EAST; THENCE SOUTHERLY ALONG THE ARC OF A
165.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 86.45 FEET (CENTRAL ANGLE
EQUALS 30°01'07", AND LONG CHORD BEARS SOUTH 11°42'16" WEST 85.46 FEET) ALONG
SAID SOUTHERLY LINE AND SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

08-374-0204, 08-139-0009

THE PURPOSE OF THIS DEED IS TO COMBINE THE PARCELS INTO ONE AND ADJUST
THE BOUNDARY WHERE THE CURRENT FENCE EXISTS.

WITNESS the hand of said grantor, this 15 day of June, 2018


Benjamin James Smith

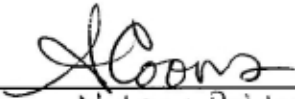

Vickie Smith


Alan J Blood,


Lynette Blood

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 15 day of June, 2018, personally appeared before me Benjamin James Smith, Vickie Smith, Alan J Blood and Lynette Blood, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public

