

3345261  
BK 7691 PG 2219

E 3345261 B 7691 P 2219-2221  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
2/5/2021 1:15:00 PM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR INVESTORS TITLE INS

Recording requested by:  
Homie Title Insurance Agency

Mail Tax Notice To:  
Karen L. Warner  
860 South 1625 East, Unit A, Clearfield, UT 84015

File Number: BH-7731-HT-SJ  
Parcel ID: 09-031-0106

---

## Warranty Deed

Know All Men By These Presents that , **Riley Winward and Brynnley Winward formerly known Brynnley Watkins**, (henceforth referred to as "Grantor") of **Bountiful, UT**, for consideration paid, grant to **Karen L. Warner, single woman**, (henceforth referred to as "Grantee") , with  
**WARRANTY COVENANTS:**

Legal Description:

See Exhibit A, attached by this reference and made a part hereof.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

In Witness Whereof, Riley Winward Brynnley Winward formerly known as Brynnley Watkins, the said, **Grantor**, hereunto set by hands and seals this 4 day of FEBRUARY, 2021.

*Riley Winward*

Riley Winward

*Brynnley Winward formerly known as Brynnley Watkins*

Brynnley Winward formerly known as  
Brynnley Watkins

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 4<sup>th</sup> day of FEBRUARY, 2021, before me Phillip David Jordan, a notary public, personally appeared Riley Winward and Brynnley Winward formerly known as Brynnley Watkins, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

*Phillip David Jordan*  
Notary Public  
Commission Expires: 10.13.2024  
Residing At: WEST JORDAN

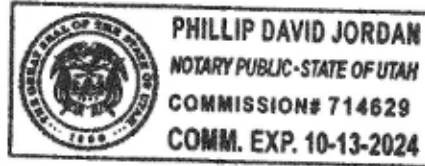


Exhibit A

Unit "A", Building 27, contained within the Sundowner Condominium Phase 4, a Condominium Project as the same is identified in the Record of Survey Map recorded in Davis County, as Entry No., 501318, (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration recorded in Davis County, as Entry No. 390625 in Book 532 at Page 190 (as said Declaration may have heretofore been amended or supplemented.)

Together with the appurtenant undivided interest in said Project's Common Areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the Composition of the Common Areas and Facilities to which said interest relates.