3442421 BK 7905 PG 343 E 3442421 B 7905 P 343-344
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/14/2021 8:36:00 AM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITL

Recording Requested by: First American Title Insurance Company 215 South State Street, Suite 280 Salt Lake City, UT 84111 (801)578-8888

Mail Tax Notices to and AFTER RÉCORDING RETURN TO: Julio A. Sifuentes and Kathleen A. Sifuentes 1119 South Banbury Drive Syracuse, UT 84075

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

WARRANTY DEED

Escrow No. 90880706LA () A.P.N.: 12-539-0303

Kathleen A. Sifuentes, Grantor, of Syracuse, Davis County, State of Utah, hereby CONVEY AND WARRANT to

Julio A. Sifuentes and Kathleen A. Sifuentes, husband and wife, as joint tenants, Grantee, of Syracuse, Davis County, State of Utah, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Davis County, State of Utah:

ALL OF LOT 303, HERITAGE CROSSING SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **December** 9th, 2021.

Kathleen A. Sifuentes

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A.P.N.: 12-539-0303

STATE OF Utak) COUNTY OF Davis) On December 9th , 2021 , per Sifuentes, the signer of the within instrument, who same.	rsonally appeared before me, Kathleen A. o duly acknowledged to me that he executed the
Notary Public Kin burker Adams (Printed Name) My Commission expires: July 22 2025	{Seal or Stamp}

Warranty Deed - continued

File No.: 90880706LA ()