

When Recorded Return To:

Kathie Brown Roberts, P.C.
9045 South 1300 East, Ste. 100
Sandy, UT 84094

E 3468559 B 7982 P 317-319
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/06/2022 10:23 AM
FEE \$40.00 Pgs: 3
DEP RT REC'D FOR KATHIE BROWN ROBE
RTS P C

Mail Tax Notices To:

Richard Hixson and Elaine Hixson
Trustees of the Richard M. Hixson and Elaine K. Hixson Revocable Trust
11051 Longdate Circle
Sandy, UT 84092-7014

SPECIAL WARRANTY DEED

Grantor: Richard Hixson and Elaine Hixson, as joint tenants with right of survivorship.

Grantee: Richard Hixson and Elaine Hixson, as Trustees of the Richard M. Hixson and Elaine K. Hixson Revocable Trust dated May 27, 2009.

Richard Hixson and Elaine Hixson, as joint tenants with right of survivorship, for and in consideration of ten dollars and other good and valuable consideration received, grants to Richard Hixson and Elaine Hixson, as Trustees of the Richard M. Hixson and Elaine K. Hixson Revocable Trust dated May 27, 2009, all interest in the following described real property located in Davis County, State of Utah, together with all after-acquired title of the Grantor:

PARCEL 1:

LOT 4, SKYPARK "T" HANGERS, PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

PARCEL 2:

A RIGHT OF WAY FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHER PARTIES, EXTENDING FROM SAID PROPERTY NORTHERLY OVER THE TAXIWAY FRONTING SAID LOT AND CONNECTING WITH A ROAD RIGHT OF WAY AS THE SAME IS NOW ESTABLISHED AND WHICH EXTENDS THEN NORTHERLY AND WESTERLY TO INTERSECT REDWOOD ROAD AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 14, 1985 AS ENTRY NO: 710054 IN BOOK 1047 AT PAGE 826 OF OFFICIAL RECORDS.

Parcel identification number 06-087-0021.

SUBJECT TO current general taxes, easements, restrictions and rights of way appearing on record.

Grantors themselves and for Grantors' successors in interest:

- Excludes all covenants arising or to arise by statutory or other implication; and,
- Grantors warrant only against encumbrances and defect in title existing at the time Grantors took title to the above-described real property which was insured by any policy of title insurance issued to Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

DATED: March 31, 2022

By: Richard Hixson
RICHARD HIXSON

By: Elaine Hixson
ELAINE HIXSON

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this day personally appeared before me Richard Hixson and Elaine Hixson, known or proved to me to be the individuals described in and who executed the within and foregoing **Special Warranty Deed**, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: March 31, 2022

R

Signature
Rachel Denise Sandberg
Printed Name



NOTARY PUBLIC for the State of Utah
Residing at: Salt Lake County
My appointment expires on: 2-28-2024