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BK 7991 PG 495

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/19/2022 11:44:00 AM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:  
Prospector Investments, LLC  
111 North 200 West  
Kaysville, UT 84037



File No.: 157195-LMP

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## WARRANTY DEED

Denise B. Bird, Trustee of The Bates Family Trust dated the 7th day of March, 1994

**GRANTOR(S)** of Kaysville, State of Utah, hereby Conveys and Warrants to

Prospector Investments, LLC

**GRANTEE(S)** of Kaysville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

Beginning 115.7 feet South of the Northwest corner of Lot 3, Block 32, Plat "A", Kaysville Townsite Survey, and running thence South 141.7 feet; thence East 2.27 chains; thence North 141.7 feet; thence West 2.27 chains to the point of beginning.

**TAX ID NO.:** 11-103-0024 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 18th day of April, 2022.

The Bates Family Trust dated the 7th day of  
March, 1994

BY: Denise B Bird, Trustee  
Denise B. Bird  
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On 18th day of April, 2022, before me, personally appeared Denise B. Bird, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Bates Family Trust dated the 7th day of March, 1994.

  
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Notary Public

