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BK 8060 PG 480

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
7/29/2022 11:46:00 AM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR GT TITLE SERVICES-SAL

MAIL TAX NOTICES TO GRANTEE AT:  
721 N MAIN ST, LAYTON, UT 84041



Property Reference Information:

Tax Parcel No(s): **04-070-0014**

Property Address(es) (if any):

**1206 EAST 300 SOUTH, BOUNTIFUL, UT 84010**

## WARRANTY DEED

**DANIEL D ERICKSON** and **SATOKO ERICKSON**, ("Grantors"),

in exchange for good and valuable consideration, hereby convey and warrant to

**JCOR PROPERTIES LLC**, a UTAH limited liability company ("Grantee"),

in fee simple the following described real property located in **DAVIS** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**BEGINNING ON THE SOUTH LINE OF A STREET AT A POINT 693.0 FEET WEST AND 25.0 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 150.0 FEET; THENCE WEST 130.0 FEET; THENCE NORTH 150.0 FEET TO THE SOUTH LINE OF SAID STREET; THENCE EAST 130.0 FEET ALONG THE SOUTH LINE OF SAID STREET TO THE POINT OF BEGINNING.**

With all the covenants and warranties of title from Grantors in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law, (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: SL50826C  
Tax Parcel No(s): 04-070-0014  
Property Address(es) (if any):  
1206 EAST 300 SOUTH, BOUNTIFUL, UT 84010

-Signature Page to Warranty Deed-

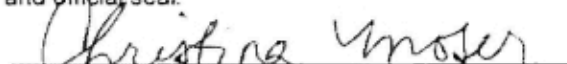
Witness the hand of Grantors this 22 day of JULY, 2022.

  
DANIEL D ERICKSON

  
SATOKO ERICKSON

STATE OF UTAH           )  
  )  
COUNTY OF Scottsdale ) ss.

On this 22 day of July, 2022, personally appeared before me **DANIEL D ERICKSON** and **SATOKO ERICKSON**, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.

  
NOTARY PUBLIC

