

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Ranjit Chohan
1774 N 1500 W
Clinton, UT 84015
File No.: 74775-HJ

Tax Parcel No.: 14-013-0070

WARRANTY DEED

GRANTOR(S): **Ranjit Chohan**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Chohan Property Investment LLC**

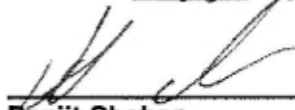
for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Davis County**, State of **UTAH**:

Lot 6, SUN RAY SUBDIVISION, Clinton City, Davis County, Utah, according to the official plat thereof. Less & Excepting Therefrom: A parcel of land in fee for the traffic signal project on the exist State Hwy SR-37 known as Project No. TS-0037(6)2, being part of an entire tract situate in the SE 1/4 of Sec 27-T5N-R2W, SLB&M, the boundary of said parcel is described as follows: Beginning at the intersection of the Southerly R/W line of State Hwy SR-37, (42.00 foot half width) & the Easterly R/W line of 1500 West, (33.00 foot half width) being 42.00 feet Southerly from the control line of said State Hwy SR-37 at Engineer Station 36+77.51, said point also being 32.98 feet N 89°57'41" East along the 1/4 section line & 42.00 feet S 00°01'42" W from the center corner of said Section 27: thence N 89°57'41" E 12.00 feet along said Southerly R/W line of Sate Hwy SR-37; thence S 44°59'42" W 16.98 feet; thence N 00°01'42" E 12.00 feet along said Easterly R/W line of 1500 West to the point of beginning.

ALSO: Lot 7, SUN RAY SUBDIVISION, Clinton City, Davis County, Utah, according to the official plat thereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 18th day of August, 2022.




Ranjit Chohan

State of Utah }
)ss.

County of Davis }

On this 18th day of August, 2022, personally appeared before me Ranjit Chohan, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.



Notary Public

