3495903 BK 8084 PG 719

MAIL TAX NOTICES TO GRANTEE AT: 4286 Rose Springs RD ERDA UT 84074

E 3495903 B 8084 P 719-720
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/1/2022 1:23:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR GT TITLE SERVICES-SALT



Property Reference Information:
Tax Parcel No(s).: 12-130-0117
Property Address(es) (if any):
1965 SOUTH MAIN STREET, CLEARFIELD, UT 84015

WARRANTY DEED

RAYMOND G. OPHEIKENS ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

PAUL GREAGER, a married man as his sole and separate property ("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"):

LOT 117, JULIE ESTATES SUBDIVISION, CLEARFIELD CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

With all the covenants and warranties of title from Grantor 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.: SL51240C Tax Parcel No(s).: 12-130-0117 Property Address(es) (if any):

1965 SOUTH MAIN STREET, CLEARFIELD, UT 84015

-Signature Page to Warranty Deed-

Witness the hand of Grantor this 30 day of AUGUST, 2022

RAYMOND G. ORHEIKENS

STATE OF UTAH

) ss.

COUNTY OF Salt (ale

On this 30 day of August, 2022, personally appeared before me RAYMOND G. OPHEIKENS, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.

NOTARY PUBLIC

CHRISTINA MOSER

Notary Public

State Of Utah

My Commission Expires 10-01-2024

COMMISSION NO. 714398