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BK 8224 PG 722

E 3523143 B 8224 P 722-724
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/31/2023 12:32 PM
FEE \$40.00 Pgs: 3
DEF RT REC'D FOR FRANCES A MARCUS-
MADSEN

When Recorded Mail To:
Paul A. Madsen
1452 N Gillman Drive
Layton, UT 84040
Tax ID 09-087-0052

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

Frances A. Marcus-Madsen, Trustee of The 2021 Madsen Family Trust March 12, 2023
"Grantors"),

for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents do CONVEY AND WARRANT against all claiming by, through, or under the acts of the Grantor unto

Paul A Madsen

("Grantee")

the tract or parcel of land in Layton City, Davis County, Utah described in the Exhibit "A" attached, together with all rights, titles and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all adjacent streets, alleys, rights of way and any adjacent strips and gores (such land and interests are hereinafter collectively referred to as the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantors and accepted by Grantee subject to easements, covenants, restrictions, rights of way and reservations appearing of record.

This Special Warranty Deed is being given to satisfy in full the transfer of deeds as required in that certain Decree of Divorce filed in Davis County, UT as December 6, 2022
on 12/6/22.
0247618 15

For Reference Purposes Only: Tax Parcel No. 09-087-0052

EXECUTED as of 31 day of March, 2023

Exhibit "A"

Tax Parcel No. : 09-087-0052

Beginning at a point which is North 2188.04 feet and East 1246.80 feet and South 2 degrees 20' East 397.0 feet and North 89 degrees 40' East 170 feet from the Southwest corner of Section 14, Township 4 North, Range 1 West, Salt Lake Meridian in the City of East Layton, and running then North 2 degrees 20' West 100.0 feet; thence North 87 degrees 40' East 246.15 feet; thence South 0 degrees 09' 10" West 100.08 feet; thence South 87 degrees 40' West 242.35 feet to the point of beginning.