3553734 BK 8395 PG 171 E 3553734 B 8395 P 171 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 12/08/2023 10:46:07 AM FEE: \$40.00 Pgs: 1 DEP eCASH REC'D FOR: BACKMAN NTP

MAIL TAX NOTICE TO Jeffrey Nelson and Alyssa Lynn Nelson 463 East 1130 North Bountiful, UT 84010

## Warranty Deed

Order No. 6-100031

Warranty Deed Indiv. Notary

Backman Title Services Ltd.

Alyssa Brandt NKA Alyssa Lynn Nelson and Jeffrey Nelson

of Bountiful, County of Davis, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Jeffrey Nelson and Alyssa Lynn Nelson, as joint tenants

of Bountiful, County of Davis, State of UT, Grantee 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:

Beginning on the South line of Crestwood Subdivision, Plat "A", at a point East 71.3 feet and North 0°12' East 312.98 feet along the center line of a street and South 89°58'20" East 365.4 feet from the Southwest Corner of Section 17, Township 2 North, Range 1 East, Salt Lake Meridian, in the City of Bountiful, County of Davis, State of Utah and running thence South 89°58'20" East 97.0 feet along the South line of Crestwood Subdivision Plat A, to the Northwest Corner of Lot 1, Val Mar Subdivision; thence South 0°12' West 85.97 feet to the North line of a street; thence West 97.00 feet along said street; thence North 0°12' East 86.02 feet to the point of beginning.

Parcel No.: 02-070-0047 SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record AD., 2023 December WITNESS, the hand(s) of said Grantor(s), this 4th Signed in the Presence of: STATE OF ) SS. County of day of December, 2023 The foregoing instrument was acknowledged before me this 4th Alyssa Brandt NKA Alyssa Lynn Nelson and Jeffrey Nelson By My Commission Expire JENNIFER HYATT Notary Public State of Utah

My Commission Expires on:

October 16, 2024 Comm. Number: 714683