



After Recording Return To:  
Mail Tax Notices To:  
Michael Flynn O'leary and Zully Marlene O'Leary  
128 S 1000 E  
Layton, UT 84041

File Number: 23-19012-KMC  
Parcel ID: 11-057-0030

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## Warranty Deed

Know All Men By These Presents that , **Thomas A. Ellery and Jean H. Ellery, or their successor or successors in trust, Trustees of "The Thomas and Jean Ellery Family Trust"** dated November 4, 2019 as amended and restated on November 4, 2021, (henceforth referred to as "Grantor") of **Layton, Utah**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Michael Flynn O'leary and Zully Marlene O'Leary, husband and wife as joint tenants with rights of survivorship,** (henceforth referred to as "Grantee") of **Layton, UT**, with **WARRANTY COVENANTS:**

**Property 1:**

All of Lot 30, COLONIAL PARK SUBDIVISION, Layton City, Davis County, Utah, according to the official plat thereof.

Tax Parcel #: 11-057-0030

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 14  
day of December, 2023.

The Thomas and Jean Ellery Family Trust dated November 4, ~~2021~~<sup>2019</sup> as amended and restated  
on November 4, 2021

By: Thomas A. Ellery Trustee  
Thomas A. Ellery, Trustee

By: Jean H. Ellery, Trustee  
Jean H. Ellery, Trustee

STATE OF UTAH  
COUNTY OF ~~SALT LAKE~~ Weber

On this 14 day of Dec, 2023, before me Robin Moran, a notary  
public, personally appeared Thomas A. Ellery and Jean H. Ellery, Trustees of The Thomas and  
Jean Ellery Family Trust dated November 4, ~~2021~~<sup>2019</sup> proved on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged  
he/she/they executed the same. \* as amended and restated on Nov 4, 2021,  
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Witness my hand and official seal

Robin Moran  
Notary Public

