

When recorded deliver to:  
Keith R. Russell  
2078 East 200 South  
Layton, Utah 84040

E 3556452 B 8411 P 612-613  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/4/2024 2:56 PM  
FEE 40.00 Pgs: 2  
DEP AAM REC'D FOR KEITH  
R RUSSELL

**Warranty Deed**

**RETURNED**

VAL E. DORIUS, AS TO AN UNDIVIDED 1/3 INTEREST, (GRANTOR)

JAN 04 2024

Hereby CONVEYS AND WARRANTS TO

TOUCAN INVESTMENT, REAL ESTATE AND DEVELOPMENT, LC, (GRANTEE)

For the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Davis County, State of Utah, described as follows:

All of Lots 1 thru 8, Shoreline View Subdivision located in Syracuse, Utah.

Lot 1 contains 0.252 acres  
Lot 2 contains 0.236 acres  
Lot 3 contains 0.236 acres  
Lot 4 contains 0.235 acres  
Lot 5 contains 0.232 acres  
Lot 6 contains 0.232 acres  
Lot 7 contains 0.232 acres  
Lot 8 contains 0.248 acres

Subject to City and/or County taxes and assessments, not delinquent, Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

Parcel Tax ID no.'s:

Lot 1; 15-130-0001, Lot 2; 15-130-0002; Lot 3; 15-130-0003, Lot 4; 15-130-0004, Lot 5;  
15-130-0005, Lot 6; 15-130-0006, Lot 7; 15-130-0007,  
Lot 8; 15-130-0008

Witness the hand of said Grantor this 2nd day of January, 2024.

  
\_\_\_\_\_  
Val E. Dorius

**Acknowledgement**

State of Utah            )  
                                  ) ss  
County of Davis         )

On this 2 day of January, 2024, personally appeared before me, the undersigned Notary Public, in and for said County of Davis in the State of Utah, the signer, Val E. Dorius, and being personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged before me that he executed the same.

Alesa Shelby # 713230  
Notary Public

My Commission Expires: 07-31-2024

