

RETURNED

NOV 21 2024

Mail Recorded Deed & Tax Notice To:
Sandra J. Kinney and Billy D. Kinney
110 South 1025 West
Kaysville, UT 84037

E 3596139 B 8632 P 825-827
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/21/2024 3:07 PM
FEE 40.00 Pgs: 3
DEP AJH REC'D FOR SANDRA
J KINNEY AND BILLY D KINNEY

WARRANTY DEED

David A. Becker and Valerie C. Becker, husband and wife as joint tenants,

GRANTOR(S), of Kaysville, State of Utah, hereby conveys and warrants to

Sandra J. Kinney and Billy D. Kinney, wife and husband as joint tenants,

GRANTEE(S), of Kaysville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

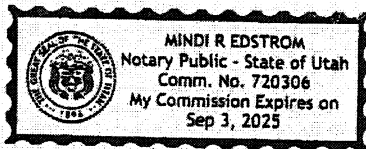
See attached Exhibit "A"

TAX ID NO.: PT 11-274-0006 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this November 18, 2024



DA Becker
David A. Becker
Valerie C. Becker
Valerie C. Becker

STATE OF UTAH

COUNTY OF DAVIS

On this November 18, 2024, before me, personally appeared David A. Becker, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Mindi R. Edstrom
Notary Public

STATE OF UTAH

COUNTY OF DAVIS

On this November 18, 2024, before me, personally appeared Valerie C. Becker, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Mindi R. Edstrom
Notary Public

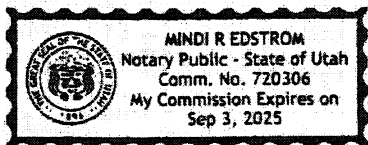


EXHIBIT "A"

A PARCEL OF LAND BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF LOT 7, CIRCLE "J" ESTATES PHASE 1, A PLAT RECORDED AT THE DAVIS COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED NORTH $00^{\circ}19'50''$ WEST 1352.46 FEET (1352.56 FEET BY RECORD) ALONG QUARTER SECTION LINE AND EAST 77.68 FEET (78.02 FEET BY RECORD) AND NORTH $28^{\circ}37'00''$ WEST 41.79 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH $11^{\circ}40'20''$ WEST ALONG THE WEST SIDE OF AN EXISTING FENCE LINE 96.30 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH $39^{\circ}22'50''$ EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 61.68 FEET TO THE BOUNDARY OF SAID LOT; AND THENCE SOUTH $07^{\circ}52'44''$ WEST ALONG THE WESTERLY LINE OF SAID LOT 143.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,310 SQ.FT. (0.05 ACRES)

ROTATE BEARINGS CLOCKWISE $00^{\circ}21'26''$ FOR NAD83