

Recorded at the Request Of:
Justin R. Baer
Hirschi Steele & Baer, PLLC
136 E South Temple, Ste 1400
Salt Lake City, Utah 84111

E 2802433 B 6012 P 1147-1148
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/06/2014 04:05 PM
FEE \$14.00 Pgs: 2
DEP RT REC'D FOR HIRSCHI STEELE &
BAER PLLC

RETURNED
MAY 06 2014

10-070-0141 **PT** SPECIAL WARRANTY DEED

BEAU D. DAVIS, ("Grantor") of Layton, Davis County, State of Utah, hereby **CONVEYS and WARRANTS** against all claiming by, through, or under said Grantor, to himself, **BEAU D. DAVIS**, the following real property, together with all rights, improvements, appurtenances, and hereditaments thereunto belonging, located in Davis County, State of Utah:

BEGINNING AT A POINT ON A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #2571841 BOOK 5166 PAGE 71-74, SAID POINT BEING ON THE NORTH LINE OF GENTILE STREET AND LOCATED SOUTH 89°53'10" WEST ALONG SECTION LINE 719.63 FEET AND NORTH 00°06'50" WEST 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 00°39'00" WEST ALONG SAID BOUNDARY LINE AGREEMENT TO AND ALONG AN AVERAGE CALCULATION FROM EXISTING FENCE LINES 228.81 FEET TO THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTH 49°33'33" EAST 92.20 FEET; SOUTH 00°25'23" WEST TO AND ALONG AN EXISTING WOOD FENCE LINE 168.86 FEET TO SAID NORTH LINE; THENCE SOUTH 89°53'10" WEST ALONG SAID NORTH LINE 66.33 FEET TO THE POINT OF BEGINNING.

Tax ID: 10-070-0141

For informational purposes only: Contains 13,550 SQ. FT. OR 0.31 AC.

SUBJECT TO all liens, notices of interest, current real property taxes, assessments, encumbrances, easements, rights of way, covenants, restrictions, and reservations as shown on the public records relating to said real property.

The purpose of this deed is to clarify the legal description of Grantor's property, and conform the legal description to the existing fence lines.

IN WITNESS WHEREOF, the Grantor executed this Special Warranty Deed on the ___ day of February, 2014.

BEAU D. DAVIS

STATE OF UTAH)

Beau Davis

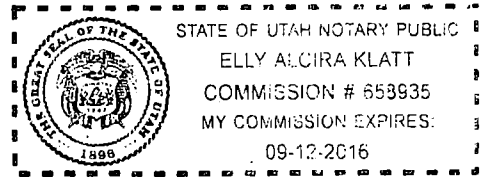
: ss.

COUNTY OF Davis)

On the 11th day of February, 2014, personally appeared before me **BEAU D. DAVIS**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed herein, who duly acknowledged to me that he/she executed the same voluntarily for the purposes stated herein.

Elly Alcira Klatt

NOTARY PUBLIC



The Order of the Court is stated below:

Dated: October 28, 2024
01:20:42 PM

/s/ MARTHA GONZALEZ
District Court Clerk



Catherine J. Hoskins, 9339
Hoskins Legal Solutions, PLLC
471 West Heritage Park Blvd., Ste. 1
Layton, Utah 84041
801-593-1065
Catherine@hoskinslegal.com
Attorney for Petitioner

**IN THE SECOND JUDICIAL DISTRICT COURT
DAVIS COUNTY, STATE OF UTAH**

In the Matter of the Estate of BEAU DALLAN DAVIS, Deceased.	LETTERS OF ADMINISTRATION Civil No: 243700351 Judge: Rawson
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1. The appointed personal representative is Heidi Davis.
2. The personal representative is not supervised.

**JUDICIAL SIGNATURE WILL ELECTRONICALLY
APPEAR AT TOP OF DOCUMENT**