

**WHEN RECORDED RETURN TO:**

John M Carver and ~~XXXXX Calvin Hunter~~ J Calvin Hunter  
3296 North Layton Ridge Drive  
Layton, UT 84040  
Tax ID No.: 09-332-0004

**WARRANTY DEED**

J. aka Julius Calvin Hunter J.  
~~XXXXX~~ Calvin Hunter, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to John M Carver and ~~XXXXX~~  
Calvin Hunter, and Marsha Hunter, all as joint tenants **GRANTEE**, for the sum of Ten Dollars (\$10.00) and  
other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah  
described as follows:

Lot 4, LAYTON RIDGES SUBDIVISION, according to the Official Plat thereof as recorded in the Office of  
the Davis County Recorder, State of Utah.

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

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of  
way of record.

WITNESS, the hand of said grantor this 22nd day of June, 2015.

*Julius Calvin Hunter*  
Julius Calvin Hunter aka J. Calvin Hunter

State of Utah  
County of Davis

On this 22nd day of June, 2015, personally appeared before me, <sup>\*\*aka J. Calvin Hunter</sup> the undersigned Notary Public,  
personally appeared Julius Calvin Hunter, <sup>\*\*</sup> personally known to me (or proved to me on the basis of  
satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and  
that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.

*Lisa Wheelwright*  
Notary Public  
My commission expires: March 11, 2016



E 3524377 B 8231 P 159-164  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
04/11/2023 10:28 AM  
FEE \$40.00 Pgs: 6  
DEP RTT REC'D FOR JOHN CARVER

This document prepared by: )  
John Michael Carver, 3296 Layton Ridge Dr, )  
Layton, UT 84040, USA )

**RETURNED**  
**APR 11 2023**

After recording return to: )  
John Michael Carver, 3296 Layton Ridge Dr, )  
Layton, UT 84040, USA )

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Above this line reserved for official use only

### Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

On APRIL 8<sup>th</sup>, 2023, for valuable consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J Calvin Hunter, of 3296 Layton Ridge Dr, Layton, UT 84040, USA and Marsha Hunter, of 3296 Layton Ridge Dr, Layton, UT 84040, USA, a married couple, (collectively the "Grantor"), does hereby remise, release, grant and convey, as well as quitclaims, unto, John Michael Carver, married, of 3296 Layton Ridge Dr, Layton, UT 84040, USA, (the "Grantee"), the following described property together with all improvements attached to the property, situated in the County of Davis, State of Utah:

Parcel ID# 093320004

ALL OF LOT 4, LAYTON RIDGES SUB. CONT. 1.507 ACRES.

Prior Instrument Reference: Book \_\_\_\_\_, Page \_\_\_\_\_,  
Document No. \_\_\_\_\_, of the Recorder of Davis, Utah.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the property unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances attached to the property.

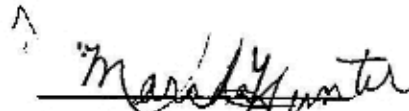
WITNESSETH the Grantor's hand this 8<sup>th</sup> day of APRIL, 2023.

Signed in the presence of:

  
Witness signature

PAIGE CARVER  
Witness name

  
Calvin Hunter

  
Marsha Hunter

**Spousal Acknowledgement**

I, Marsha Hunter of 3296 Layton Ridge Dr, Layton, UT 84040, USA, spouse of J Calvin Hunter, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

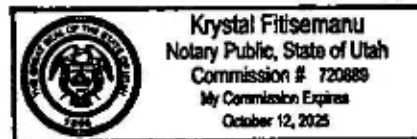
Spouse's Signature: Marsha Hunter

STATE OF UTAH

COUNTY OF Davis

On this 6 day of April, 2023, before me personally appeared Marsha Hunter, to me known or proven on the basis of satisfactory evidence to be the Grantor's spouse who lawfully executed the foregoing Spousal Acknowledgement as a free and voluntary act.

[Signature]  
A Notary Public Commissioned in the State of Utah



County of Davis

Name: Krystal Fitsemanu

My commission expires: 10/12/2025

**Spousal Acknowledgement**

I, J Calvin Hunter of 3296 Layton Ridge Dr, Layton, UT 84040, USA, spouse of Marsha Hunter, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: J Calvin Hunter

STATE OF UTAH

COUNTY OF Davis

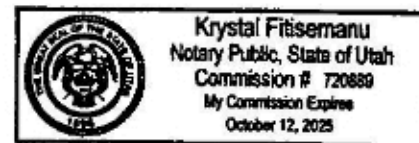
On this 8 day of April, 2023, before me personally appeared J Calvin Hunter, to me known or proven on the basis of satisfactory evidence to be the Grantor's spouse who lawfully executed the foregoing Spousal Acknowledgement as a free and voluntary act.

[Signature]  
A Notary Public Commissioned in the State of Utah

County of Davis

Name: Krystal Fitisemanu

My commission expires: 10/12/2025



**Grantor Acknowledgement**

STATE OF UTAH

COUNTY OF Davis

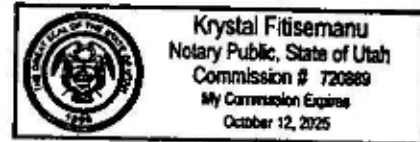
On this 8 day of April, 2023, before me personally appeared J Calvin Hunter, and Marsha Hunter, to me known or proven on the basis of satisfactory evidence to be the Grantors who lawfully executed the foregoing Quitclaim Deed as a free and voluntary act.

  
A Notary Public Commissioned in the State of Utah

County of DAVIS

Name: Krystal Fitisemanu

My commission expires: 10/12/2025



**Send tax statements:**

**John Michael Carver, 3296 Layton Ridge Dr, Layton, UT 84040, USA**