



TW230919585

Mail Tax Notice to:
Grantee at address below



E# 1975431 PG1 OF 1
DOUG CROFTS, WEBER COUNTY RECORDER
17-SEP-03 11:21 AM FEE \$10.00 DEP JKC
REC FOR: TITLE.WEST

SPECIAL WARRANTY DEED

RealtyNet, L.C., a Utah limited liability company, GRANTOR

hereby CONVEYS AND WARRANTS TO all those claiming by, through and under it to

Alva Dodd, Jr., as to an undivided 6.21% interest GRANTEE
of: 1851 Blue River Drive, Loveland, Colorado 80538

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Weber County, State of Utah, to-wit:

An undivided 6.21% interest in and to the following described property:

Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the North line of the State Road which is South 88°59'53" East (South 89°20'47" East) 320.01 feet along said North line from the intersection of said North line from the East line of Childs Avenue, said point is also North 0°58' East 46.57 feet and South 88°59'53" East (South 89°20'47" East) 320.01 feet from the intersection of the original North line of 12th Street and the East line of Childs Avenue; thence South 88°59'53" East (South 89°20'47" East) 250.00 feet along said North line to a point 404.5 feet West of the West line of Washington Blvd.; thence North 0°50'15" East 337.04 feet; thence North 89°09'45" West 250.00 feet; thence South 0°50'15" West 337.84 feet to the point of beginning.

The following is shown for information purposes only: Tax ID No. 12-110-0045

Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

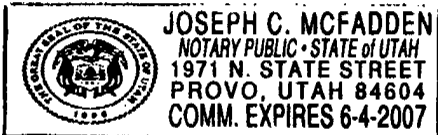
WITNESS the hand of said Grantor this 15th day of September, 2003.

RealtyNet, L.C., a Utah limited liability company

By: Gary Leavitt
Its: Managing Member

COUNTY OF UTAH)
: ss.
STATE OF UTAH)

On the 15 day of September, 2003, personally appeared before me Gary Leavitt, Manager of RealtyNet, L.C., a Utah limited liability company, the signor of the within instrument who duly acknowledged before me that he executed the same.



[Signature]
NOTARY PUBLIC

The Order of the Court is stated below:

Dated: March 01, 2021
03:38:03 PM

/s/ MARY KAY AXSON
District Court Clerk



THOMAS J. SCRIBNER (4910) Scribner Law, P.C. 825 North 900 West Orem, UT 84057 Telephone: 801.375.5600 Attorneys for Petitioner Email: thomas@sfutahlaw.com	
IN THE SECOND DISTRICT COURT OF WEBER COUNTY, STATE OF UTAH	
IN THE MATTER OF THE ESTATE OF ALVA M. DODD, JR., aka ALVA MILFORD DODD, aka ALVA M. DODD, aka ALVA DODD, aka ALVA DODD, JR. Deceased.	LETTERS OF ADMINISTRATION Probate No: 213900041 OT Judge Camille L. Neider

The decedent Alva M. Dodd, Jr., died on February 18, 2018, a resident of Larimer County, Colorado.

1. On November 18, 2020, **Great Western Bank** was appointed personal representative of the decedent in Larimer County, Colorado, Case No: 18PR301141, and qualified to act without bond.
2. On January 27, 2021 *PROOF OF AUTHORITY OF DOMICILIARY FOREIGN PERSONAL REPRESENTATIVE*, was filed with this court pursuant to the Utah

Uniform Probate Code to enable the undersigned to exercise the power of a local personal representative in the State of Utah and to maintain actions and proceedings in the State of Utah.

3. Administration of the estate is unsupervised.
4. These letters are issued to evidence the appointment, qualification, and authority of **Great Western Bank** to act as Personal Representative in the State of Utah.

SO ORDERED AS SET FORTH IN THE ELECTRONIC SIGNATURE AT THE TOP OF THE FIRST PAGE, BEARING THE COURT'S OFFICIAL SEAL.

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