

01032953 B: 2324 P: 1752

Page 1 of 7

Mary Ann Trussell, Summit County Utah Recorder

11/16/2015 11:29:50 AM Fee \$22.00

By FIRST AMERICAN - PARK CITY

Electronically Recorded

Recording Requested by:  
First American Title Insurance Agency, LLC  
1755 Prospector Avenue, Suite 200  
Park City, UT 84060  
(435)655-6800

AFTER RECORDING RETURN TO:  
LRH, Inc.  
P.O. Box 171003  
Salt Lake City, UT 84117

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. **041-5732886 (MCM)**  
A.P.N.: **NS-227-J-2 Acct No: 285613**

**Charles S. Ung as to an undivided 25% interest and Benjamin K.S. Chan and Christopher S.M. Chan Co-Trustees of the Chan Irrevocable Trust, dated June 10, 1997 as to an undivided 75% interest, Grantor, of , County, State of , hereby CONVEY AND WARRANT to**

**LRH, Inc., Grantee, of Salt Lake City, Salt Lake County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Summit County, State of Utah:**

**THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.**

**TOGETHER WITH A RIGHT OF WAY OVER THE PROPERTY ADJACENT THERETO OWNED BY LOIS R. HOLLBERG OF SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH, TO A PUBLIC ROAD, DISCLOSED IN WARRANTY DEED RECORDED DECEMBER 28, 2012 AS ENTRY NO. 960448 IN BOOK 2163 AT PAGE 1873 OF OFFICIAL RECORDS.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2015** and thereafter.



On \_\_\_\_\_, 2015 before me, the undersigned Notary Public, personally appeared **Benjamin K.S. Chan, Co-Trustee of The Chan Irrevocable Trust**, 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 to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

\_\_\_\_\_  
Notary Public

STATE OF

CA)

)ss.

County of

Los Angeles)

On October 28, 2015 before me, the undersigned Notary Public, personally appeared **Christopher S.M. Chan, Co-Trustee of The Chan Irrevocable Trust**, 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 to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal.

My Commission Expires:

Jan. 9, 2019

\_\_\_\_\_  
Notary Public

See CA All-Purpose Ack.

Benjamin Herrera, Notary Public

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

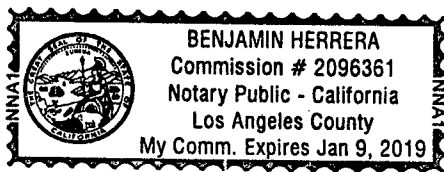
On OCT. 28, 2015 before me, BENJAMIN HERRERA, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared CHRISTOPHER CHAN  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Witness, the hand(s) of said Grantor(s), this NOV. 5<sup>th</sup>, 2015.

[Signature]  
Charles S. Ung

Benjamin K.S. Chan and Christopher S.M.  
Co-Trustees of the Chan Irrevocable Trust

Benjamin K.S. Chan, Co-Trustee

Christopher S.M. Chan, Co-Trustee

STATE OF CALIFORNIA )  
County of LOS ANGELES )ss.

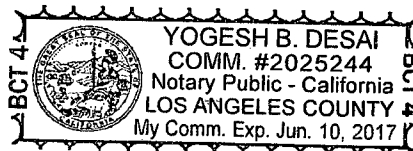
On NOVEMBER 5<sup>th</sup>, 2015 before me, the undersigned Notary Public, personally appeared **Charles S. Ung**, personally ~~known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Notary Public

My Commission Expires: 06/10/2017

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )ss.





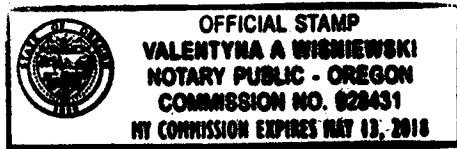
On October 28, 2015 before me, the undersigned Notary Public, personally appeared **Benjamin K.S. Chan, Co-Trustee of The Chan Irrevocable Trust**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Valentyna A. Wisniewski  
Notary Public

My Commission Expires: May 13, 2018

STATE OF OR )  
County of Washington ) ss.



On \_\_\_\_\_, 2015 before me, the undersigned Notary Public, personally appeared **Christopher S.M. Chan, Co-Trustee of The Chan Irrevocable Trust**, 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 to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires:

