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4/19/2019 1:26:00 PM \$14.00
Book - 10771 Pg - 6102-6104
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:
First American Title Insurance Company
11650 South State Street, Suite 104
Draper, UT 84020
(801)576-8400

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Joseph E. Fournier
819 North Juniperpoint Drive
Salt Lake City, UT 84103

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

RESPA

WARRANTY DEED

Escrow No. **390-5964656 (VL)**
A.P.N.: **09-30-452-023-0000**

Bruce Dee Richards as Trustee of The Derrill H. Richards Family Trust Dated 29 June 1982, Grantor, of **Salt Lake City, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

Joseph Fournier, a single man, 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 **Salt Lake** County, State of **Utah**:

UNIT NO. 22H, CONTAINED WITHIN THE NORTHPOINT ESTATES CONDOMINIUMS AMENDED, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON FEBRUARY 24, 1981 IN SALT LAKE COUNTY, AS ENTRY NO. 3537204, IN BOOK 81-2, AT PAGE 49 OF PLATS (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON MAY 06, 1980 IN SALT LAKE COUNTY, AS ENTRY NO. 3431442 IN BOOK 5097 AT PAGE 1271 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this _____.

Derrill H. Richards Family Trust, Dated 29
June 1982

X Bruce Dee Richards - Successor Trustee
Bruce Dee Richards, Successor Trustee

STATE OF _____)
County of _____)ss.

On _____, before me, the undersigned Notary Public, personally appeared **Bruce Dee Richards, Successor Trustee of the Derrill H. Richards Family Trust Dated 29 June 1982**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public



Embassy of the United States of America

Manila, Philippines

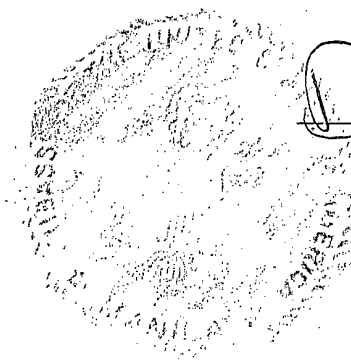
Republic of the Philippines)
City of Manila)
Embassy of the United States)
of America) ss:

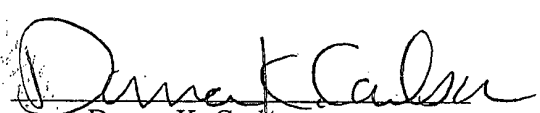
SUBSCRIBED AND SWORN to before me, Donna K. Carlson, a Consular Associate of the United States of America at Manila, Philippines, duly commissioned and qualified, this 16th day of April 2019, before me personally appeared

**** BRUCE DEE RICHARDS ****

who acknowledged himself as the Trustee of the Derrill H. Richards Family Trust dated June 29, 1982 and whose names are subscribed to, and who executed the annexed instrument, and being informed by me of the contents of said instrument has duly acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

NOTE: DOCUMENT PROVING THAT BRUCE DEE RICHARDS AS THE TRUSTEE OF THE DERRILL H. RICHARDS FAMILY TRUST DATED JUNE 29, 1982 WAS NOT PRESENTED DURING NOTARY.




Donna K. Carlson
Consular Associate of the
United States of America
Indefinite Commission

“The Embassy assumes no responsibility for the truth or falsity of the representations, which appear in the foregoing (or, annexed) document (or specified elements of the document).”