

E 164965 B 405 P 1362  
Date: 29-Dec-2023 03:26PM  
Fee: \$40.00 ACH  
Filed By: SM  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: FNT OREM FNTIC - 532 E 800 NORTH U  
Recorded Electronically by Simplifile

**PREPARED BY:**

TeJay Rasband  
Fidelity National Title of Utah, LLC  
532 East 800 North  
Orem, UT 84097

**MAIL TAX NOTICES TO:**

Yelena Podolyanyuk  
5937 N Queens Garden Road  
Morgan, UT 84050

**Order No.:** FTUT2304197-TJR

APN/Parcel ID(s) 00-0090-7127

**SPECIAL WARRANTY DEED**

Richmond American Homes of Utah, Inc., a Colorado corporation, Grantor, of 10150 S Centennial Parkway, #110, Sandy, UT 84070, hereby conveys and warrants against all who claim by, through, or under Grantor to, Yelena Podolyanyuk, a single woman, Grantee, of 5937 N Queens Garden Road, Morgan, UT 84050, for the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract(s) of land in County of Morgan, State of Utah, to wit:

**For APN/Parcel ID(s): 00-0090-7127**

LOT 127, ROAM PHASE 1A, SINGLE FAMILY, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE AND OF RECORD IN THE MORGAN COUNTY RECORDER'S OFFICE.

**Subject to:**

Easements, restrictions, and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2024 and thereafter.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTOR(S):**

Richmond American Homes of Utah, Inc., a Colorado corporation

BY: 

Paul Peterson  
Regional President

State of UTAH

County of SALT LAKE

On this 28 day of December, in the year 2023, before me, Delsa Solial  
Paul Peterson a notary public, personally appeared Paul Peterson, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Regional President of Richmond American Homes of Utah, Inc., a Colorado corporation and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Paul Peterson acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

Signature: Delsa Solial

