

E 165121 B 406 P 638
Date 30-Jan-2024 12:21PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: FIRST AMERICAN - UNION HEIGHTS
Recorded Electronically by Simplifile

Recording Requested by:
First American Title Insurance Company
7730 South Union Park Ave, Ste 650
Midvale, UT 84047
(801)569-3369

AFTER RECORDING RETURN TO:
Pacific Sunrise LLC
5959 N Angels Landing Drive
Morgan, UT 84050

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

WARRANTY DEED

(CORPORATE FORM)

Escrow No. **051-6272516 (dem)**
A.P.N.: **00-0090-7107, Serial #: 09-ROAMSFR1A-0107**

Richmond American Homes of Utah, Inc., a Colorado corporation a corporation organized and existing under the laws of the State of Utah with its principal office at **849 West LeVoy Drive, Salt Lake City, UT 84123** of **Salt Lake** County, State of **UT**, Grantor(s) hereby CONVEY(S) AND WARRANT(S) TO

Robert Opras Lavichant, Grantee of **Morgan, UT**, for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in **Morgan** County, State of **UT**:

LOT 107, 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 or enforceable in law and equity and general property taxes for the year **2024** and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this **January 30, 2024**. A.D.

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

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

By: [Signature]
Name: Paul Peterson
Title: President

STATE OF Utah)
County of Morgan)ss.

On 1/30/24, before me, the undersigned Notary Public, personally appeared **Paul Peterson, President of Richmond American Homes of Utah, Inc., a Colorado Corp.**, 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: 10/19/27

[Signature]
Notary Public

