

Mail Recorded Deed and Tax Notice To:  
Wallace Andrew Somerville and  
Melinda Kay Somerville  
25670 North 11330 East  
Fairview, UT 84629



File No.: 156021-DWP

---

## WARRANTY DEED

Wallace Andrew Somerville, a married man

**GRANTOR(S)** of Fairview, State of Utah, hereby Conveys and Warrants to

Wallace Andrew Somerville and Melinda Kay Somerville, husband and wife as joint tenants

**GRANTEE(S)** of Fairview, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Sanpete County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 60692 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 26th day of May, 2022.

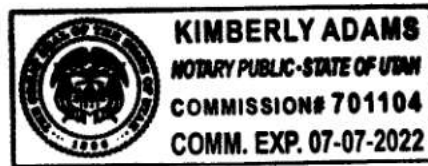
  
Wallace Andrew Somerville

STATE OF UTAH

COUNTY OF DAVIS

On this 26th day of May, 2022, before me, personally appeared Wallace Andrew Somerville, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Lot 2, ROBERTSON SUBDIVISION, according to the official plat thereof, filed in the office of the Sanpete County Recorder.

PARCEL 2:

A non-exclusive easement for ingress and egress purposes, appurtenant to Parcel 1, to be established over the following described property:

Beginning at a point South, 1,683 feet along the section line from the Northwest corner of Section 36, Township 13 South, Range 4 East, Salt Lake Base and Meridian; thence South 88°40'28" East 1,715.46 feet; thence North 32.01 feet; thence North 88°40'28" West 1,715.46 feet; thence South 32.01 feet to the point of beginning.

**WHEN RECORDED, MAIL TO:**  
**WALLACE AND MELINDA SOMERVILLE**  
**25670 NORTH 11330 EAST**  
**FAIRVIEW, UT 84629**

Escrow No. 41407

## ***CORRECTIVE WARRANTY DEED***

**BEHRAD TABATABAEI, as Trustee of THE MALCOLM R. THORP AND HENGAMEH GOHARI FAMILY TRUST, established on the 3rd day of July 2017, and HENGAMEH GOHARI, WHO ACQUIRED TITLE AS HENGAMEH GOHARI THORP, INDIVIDUALLY, grantor(s)** of FAIRVIEW, County of SANPETE, State of UTAH, hereby CONVEY(s) and WARRANT(s) to

**WALLACE ANDREW SOMERVILLE and MELINDA SOMERVILLE, grantee(s)** of FAIRVIEW, County of SANPETE, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in SANPETE County, State of Utah, to-wit:

**Lot 2, ROBERTSON SUBDIVISION, according to the official plat thereof on file in the office of the Sanpete County Recorder, State of Utah.**

**Together with that certain water right no. 65 – 2926 evidenced by the attached certificate of beneficial use.**

**Tax ID# 60692**

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of record or enforceable in law and equity and taxes for the year 2020 and each year thereafter.

WITNESS the hand of said grantor(s), this 26TH day of MAY, 2022.



BEHRAD TABATABAEI, as Trustee of THE MALCOLM R. THORP AND HENGAMEH GOHARI FAMILY TRUST, established on the 3rd day of July 2017


Behrad Tabatabaei  
Signed on 2022/06/03 13:42:31 -8:00  
BEHRAD TABATABAEI, TRUSTEE

Behrad Tabatabaei  
Signed on 2022/06/03 13:42:31 -8:00  
HENGAMEH GOHARI, WHO ACQUIRED TITLE AS HENGAMEH GOHARI THORP, BY BEHRAD TABATABAEI, HER ATTORNEY-IN-FACT, INDIVIDUALLY

STATE OF UTAH  
COUNTY OF UTAH

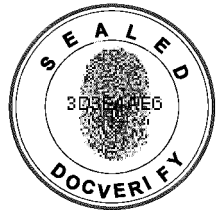
} SS.

On the 3RD day of JUNE, 2022, personally appeared before me BHRAD TABATABAEI, as Trustee of THE MALCOLM R. THORP AND HENGAMEH GOHARI FAMILY TRUST, established on the 3rd day of July 2017, AND BEHRAD TABATABAEI, AS POWER OF ATTORNEY FOR HENGAMEH GOHARI, WHO ACQUIRED TITLE AS HENGAMEH GOHARI THORP, the signer(s) of the within instrument who duly acknowledged to me that THEY executed the same.

  
Signed on 2022/06/03 13:42:31 -8:00

3D3E4AE6-D6A7-4BDF-927A-53C733C389C2 --- 2022/06/03 12:12:40 -8:00 --- Remote Notary





## Additional Documents for Behrad.pdf

DocVerify ID: 3D3E4AE6-D6A7-4BDF-927A-53C733C389C2  
Created: June 03, 2022 12:12:40 -8:00  
Pages: 3  
Remote Notary: Yes / State: UT

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify verCheck system. This remote online notarization involved the use of communication technology.

Go to [www.docverify.com](http://www.docverify.com) at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

### E-Signature Summary

#### E-Signature 1: Behrad Tabatabaei (BT)

June 03, 2022 13:42:21 -8:00 [C2BDE57BB5AD] [172.56.40.239]  
btab123@gmail.com (Principal) (Personally Known)

#### E-Signature Notary: Scott Chatwin (sco)

June 03, 2022 13:42:21 -8:00 [2ED168D3AA35] [192.92.200.54]  
scottc@utahfirsttitle.com

I, Scott Chatwin, did witness the participants named above electronically sign this document.



**WHEN RECORDED, MAIL TO:**  
**WALLACE AND MELINDA SOMERVILLE**  
**25670 NORTH 11330 EAST**  
**FAIRVIEW, UT 84629**

Escrow No. 41407

## ***WARRANTY DEED***

**BEHRAD TABATABAEI, as Trustee of THE MALCOLM R. THORP AND HENGAMEH GOHARI FAMILY TRUST, established on the 3rd day of July 2017, and HENGAMEH GOHARI, WHO ACQUIRED TITLE AS HENGAMEH GOHARI THORP, INDIVIDUALLY, grantor(s) of FAIRVIEW, County of SANPETE, State of UTAH, hereby CONVEY(s) and WARRANT(s) to**

**WALLACE ANDREW SOMERVILLE, MARRIED MAN** **grantee(s)**  
of FAIRVIEW, County of SANPETE, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in SANPETE County, State of Utah, to-wit:

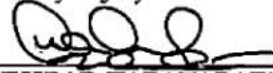
**Lot 2, ROBERTSON SUBDIVISION, according to the official plat thereof on file in the office of the Sanpete County Recorder, State of Utah.**

**Tax ID# 60692**

**SUBJECT TO** easements, covenants, conditions, restrictions, rights of way and reservations appearing of record or enforceable in law and equity and taxes for the year 2020 and each year thereafter.

**WITNESS** the hand of said grantor(s), this 26<sup>TH</sup> day of MAY, 2022.

BEHRAD TABATABAEI, as Trustee of THE MALCOLM R. THORP AND HENGAMEH GOHARI FAMILY TRUST, established on the 3rd day of July 2017



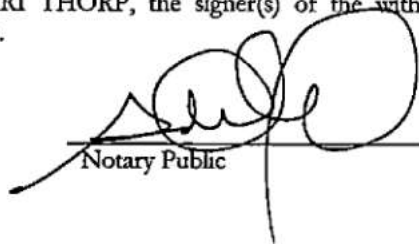
BEHRAD TABATABAEI, TRUSTEE

*Hengameh Gohari Thorp by Behrad Tabatabaei her attorney-in-fact*  
HENGAMEH GOHARI, WHO ACQUIRED TITLE AS HENGAMEH GOHARI THORP, INDIVIDUALLY

STATE OF UTAH  
COUNTY OF UTAH

} SS.

On the 26TH day of MAY, 2022, personally appeared before me BAHRAD TABATABAEI, as Trustee of THE MALCOLM R. THORP AND HENGAMEH GOHARI FAMILY TRUST, established on the 3rd day of July 2017, AND BEHRAD TABATABAEI, AS POWER OF ATTORNEY FOR HENGAMEH GOHARI, WHO ACQUIRED TITLE AS HENGAMEH GOHARI THORP, the signer(s) of the within instrument who duly acknowledged to me that THEY executed the same.

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