

Recording Requested by:
First American Title Insurance Company
6985 S. Union Park Ctr, Suite 170
Midvale, UT 84047
(801)562-2212

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Nicolas Alan Dives and Angela Dives
938 South Bristol Road
Fruit Heights, UT 84037

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **301-6009643 (tlc)**
A.P.N.: **07-093-0050**

Daniel L. Hastings and Jamie M. Hastings, as joint tenants, Grantor, of Fruit Heights, Davis County, State of **UT**, hereby CONVEY AND WARRANT to

Nicolas Alan Dives and Angela Dives, husband and wife as joint tenants, Grantee, of Fruit Heights, Davis County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis County, State of Utah**:

UNIT 50, IN BUILDING N, CONTAINED WITHIN THE SOMERSET PLACE CONDOMINIUM, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON MAY 12, 1971 IN DAVIS COUNTY, AS ENTRY NO. 350986 IN BOOK "S" AT PAGE 439 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON MAY 12, 1971 IN DAVIS COUNTY, AS ENTRY NO. 350987 IN BOOK 456 AT PAGE 378 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTEANT 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 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this **December 27, 2019**.

Daniel L. Hastings

Jamie M. Hastings

On December 27, 2019, before me, the undersigned Notary Public, personally appeared Daniel L. Hastings and Jamie M. Hastings, 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

24-20

Notary Public

