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BK 7417 PG 1099

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/27/2019 3:02:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR FIRST AMERICAN TITL

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 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 2020 and thereafter.

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

**A.P.N.: 07-093-0050**

Warranty Deed - continued

File No.: 301-6009643 (tlc)

  
Daniel L. Hastings

  
Jamie M. Hastings


STATE OF UT )  
 )ss.  
County of Salt Lake )

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

