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BK 7690 PG 697

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
2/4/2021 11:34:00 AM  
FEE \$40.00 Pgs: 4  
DEP eCASH REC'D FOR SUTHERLAND TITLE COM

WHEN RECORDED MAIL TO:  
Nathan Hofmeister  
1030 North 150 West  
Layton, UT 84041  
File No.: 48263

Space above this line for Recorder's use

Tax ID No. 10-135-0003

## CONSERVATOR'S DEED

This deed, made by ANNE TAYLOR as Guardian and Conservator(s) of the estate of JOYCE A. HEINY, GRANTOR

to NATHAN HOFMEISTER, A SINGLE MAN, GRANTEE(S)

Whereas, grantor is the conservator of said estate, filed as probate number 203902667, in Davis County, Utah.

Therefore, for valuable consideration received, grantor sells and conveys to grantee the following described real property in Davis County, Utah.

Lot 3, SUMMERFIELD PHASE 3, according to the official plat thereof, as recorded in the office of the County Recorder, Davis County, State of Utah.

Tax Parcel No.: 10-135-0003

With all appurtenances.


Executed this 3rd day of February, 2021.

*Anne Taylor* Conservator  
ANNE TAYLOR, Conservator(s) of the Estate of  
JOYCE A. HEINY *Joyce A. Heiny*

State of Utah  
County of Salt Lake

On this 3rd day of February, 2021, personally appeared before me, the undersigned Notary Public, personally appeared ANNE TAYLOR, as Conservator(s) of the Estate of JOYCE A. HEINY, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

*[Signature]*  
\_\_\_\_\_  
Notary Public  
My commission expires: 11-27-21

 KRISTY CARTER  
Notary Public State of Utah  
My Commission Expires on:  
November 27, 2021  
Comm. Number: 697209



**Kent E. Snider (UT-6334)**  
Snider Law Group, PLLC  
2825 East Cottonwood Parkway, Suite 500  
Salt Lake City, Utah 84121  
Phone: 801-837-2598  
Fax: 801-218-3282  
Email: [Kent@sniderlaw.org](mailto:Kent@sniderlaw.org)

*Attorney for Petitioner*

**In The Third Judicial District Court  
in and for the County of Salt Lake, State of Utah  
450 South State Street, P.O. Box 1860, Salt Lake City, Utah 84114**

<b>IN THE MATTER OF THE GUARDIANSHIP AND CONSERVATORSHIP OF:</b>  <b>JOYCE A. HEINY,</b>  An Incapacitated Person	<b>LETTERS OF APPOINTMENT OF GUARDIAN AND CONSERVATOR</b>  <b>CASE No. 203902667</b>  <b>JUDGE: ROBERT P. FAUST</b>
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1. On January 6, 2021, Anne Taylor was appointed guardian of Joyce A. Heiny, and conservator of Joyce A. Heiny's estate, to act without bond and with all statutory authorities, including but limited to the authority to sell, incumber and transfer real property.
2. These letters are issued to evidence the appointment, qualification, and full guardianship and conservatorship with all statutory authority pertaining thereto.

**----- END OF LETTERS OF GUARDIANSHIP AND CONSERVATORSHIP -----**

*The court's electronic signature will appear at the top right of the first page of this document*

By signing this document, I approve it as to form and give authorization to Attorney Kent E. Snider to electronically sign it on my behalf when e-filed with the Court.

**DATED:** January 5, 2021

/s/ Kent E. Snider for Laura Tanner  
Laura Tanner signed for by Kent E. Snider  
With Permission from Laura Tanner

*Attorney for Joyce A. Heiny*