



W3365474

SEND TAX NOTICE TO:

Brandon Courtney and Isabel Cooper
2537 Taylor Ave
Ogden, UT 84401

E# 3365474 PG 1 OF 2
B. Rahimzadegan, WEBER COUNTY RECORDER
17-Apr-25 1006 AM FEE \$40.00 DEP SD
REC FOR: TITLE GUARANTEE SETTLEMENT SERVICE
ELECTRONICALLY RECORDED

TG FILE # 51450-KT
TAX ID NO: 08-159-0003

PERSONAL REPRESENTATIVE'S DEED

**This Deed, made by James S. Spell the Executor of the Estate of Barbara
Joanne Spell, deceased, filed under Probate No. 253900037**

By:

James S. Spell, of WEBER, State of Utah, as Grantor to

Brandon Courtney to a 60% interest and Isabel Cooper to a 40% interest

**As Grantee(s), whose address is
3679 West 4700 South, Roy, UT 84067**

**WHEREAS, Grantor is the qualified personal representative of said estate,
filed as Probate Number 253900037, in WEBER County, Utah.**

**Therefore, for valuable consideration received, Grantor sells and conveys to
Grantee the following described real property in WEBER County, Utah.**

**Lot 31, Foxglen Subdivision No. 2, Phase 2, of Foxglen P.R.U.D.
"Twinhomes", according to the Official Plat thereof, as recorded in the
Weber County Recorder's Office, State of Utah.**

Tax Serial No. 08-159-0003 kn

**Also know by street and number as: 3679 West 4700 South, Roy, UT 84067
With all appurtenances.**

WITNESS, the hand of said grantor this 16th day of April, 2025

Estate of Barbara Joanne Spell, deceased, filed under Probate No. 253900037

By: James S Spell
James S. Spell

DW
STATE OF ~~XXEAH~~ Virginia
COUNTY OF ~~SALTFLEAKE~~ Hampton
DW

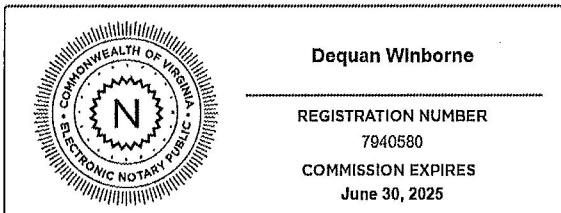
On this 15th day of April, 2025, before me Dequan Winborne, a notary public, personally appeared James S. Spell of Estate of Barbara Joanne Spell, deceased, filed under Probate No. 253900037, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public

Dequan Winborne, Electronic Notary Public



Notarized remotely online using communication technology via Proof.