

This Document Prepared By:

VOYANT LEGAL PLLC
991 Shepard Lane, Suite 210
Farmington, Utah 84025

E 3537022 B 8297 P 905-909
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/18/2023 03:08:22 PM
FEE: \$40.00 Pgs: 5
DEP eCASH REC'D FOR: VOYANT LEGAL

**After Recording, Return and
Mail Tax Statements To:**

Christine Lynn Riding
1033 Juliana Street
Parkersburg, West Virginia 26101

APN: 03-164-0045

WARRANTY DEED

LINDA CROPP, ALSO KNOWN AS LINDA LEE CROPP, BY CHRISTINE LYNN RIDING AS
GUARDIAN AND CONSERVATOR (see attached Court Order and Letters), GRANTOR,

Whose current mailing address is 1033 Juliana Street, Parkersburg, West Virginia 26101;

HEREBY conveys and warrants to

CHRISTINE LYNN RIDING, Trustee of THE LINDA CROPP FAMILY TRUST, U/A dated July 18,
2023, and any trustee(s) in succession, GRANTEE(S),

Whose mailing address is 1033 Juliana Street, Parkersburg, West Virginia 26101;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in
hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the
County of Davis, State of Utah:

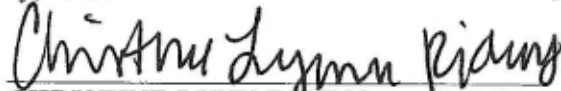
See Exhibit "A" attached.

More commonly known as 728 EAST PARK SHADOWS CIRCLE, BOUNTIFUL, UTAH 84010.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now
of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of
the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantor, this 18th day of July, 2023.



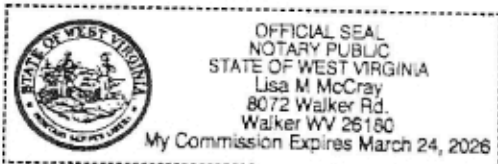
**CHRISTINE LYNN RIDING, as Guardian and
Conservator for Linda Cropp, also known as
Linda Lee Cropp**

STATE OF WEST VIRGINIA)

) ss.

COUNTY OF WOOD)

On this July 18, 2023, personally appeared before me Christine Lynn Riding, as Guardian and
Conservator for Linda Cropp, also known as Linda Lee Cropp, the signer of the foregoing instrument
who duly acknowledged to me that she executed the same.



NOTARY PUBLIC

My commission expires: 3/24/2026

EXHIBIT “A”

UNIT NO. 45, BUILDING 20, CONTAINED WITHIN THE PARK SHADOWS CONDOMINIUMS PHASE 2, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON SEPTEMBER 24, 1996 IN DAVIS COUNTY, AS ENTRY NO. 1275913, IN BOOK 2046, AT PAGE 918 (AS SAID RECORD OF SURVEY MAP 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.

See attached Court Order and Letters



Taylor Stone (18660)
VOYANT LEGAL, PLLC
991 Shephard Lane, Suite 210
Farmington, Utah 84025
(801) 951-0500
team@voyantlegal.com

STATE OF UTAH }
COUNTY OF DAVIS } ss.

I HEREBY CERTIFY THAT THIS IS A TRUE
COPY OF THE ORIGINAL ON FILE IN THE
UTAH STATE COURTS.



DATED: June 5 2023
DISTRICT COURT

BY: Atty Bill DEPUTY

Attorney for Applicant
Christine Lynn Riding

IN THE SECOND DISTRICT COURT – FARMINGTON
DAVIS COUNTY, STATE OF UTAH

<p>IN THE MATTER OF LINDA LEE CROPP, Incapacitated Person.</p>	<p>ORDER FOR APPOINTMENT OF GUARDIANSHIP AND CONSERVATORSHIP Case No. 233700185 Judge: Hon. Ronald Russell</p>
---	--

THIS MATTER, having been submitted to the Honorable Judge of the above-entitled Court, and the parties having appeared in the Guardianship hearing held on May 15, 2023, and the Court having accepted and approved the petition of the parties, and having reviewed the records and files herein and being fully advised in the premises, the Court does now order as follows:

1. The court appoints Christine Lynn Riding as guardian, conservator, and custodian of Linda Lee Cropp, with full and complete guardianship and conservatorship with all the rights and duties specified under Utah Law.
2. In making healthcare decisions on behalf of Linda Lee Cropp, the Guardian and Conservator, Christine Lynn Riding, shall consult at all times in good faith with the medical director of the care facility where Linda Lee Cropp is located and resides.

3. That Petitioner shall act without bond.
4. That Letters of Guardianship and Conservatorship shall issue to Petitioner.

IT IS SO ORDERED.

*****Judge's signature will appear at the top of this page when signed*****

Approved as to form:

/s/ Andrew Penrod

Attorney for the
Incapacitated Person

3537022
BK 8297 PG 909

The Order of the Court is stated below:

Dated: May 16, 2023
04:30:32 PM

/s/ GLENDA BITTMAN
District Court Clerk



Taylor Stone (18660)
VOYANT LEGAL, PLLC
991 Shephard Lane, Suite 110
Farmington, Utah 84025
(801) 951-0500
team@voyantlegal.com

Attorney for Applicant
Christine Lynn Riding

STATE OF UTAH }
COUNTY OF DAVIS } SS.

I HEREBY CERTIFY THAT THIS IS A TRUE
COPY OF THE ORIGINAL ON FILE IN THE
UTAH STATE COURTS.

DATED: June 5 20 23
DISTRICT COURT

BY: [Signature] DEPUTY



IN THE SECOND DISTRICT COURT – FARMINGTON
DAVIS COUNTY, STATE OF UTAH

<p>IN THE MATTER OF LINDA LEE CROPP, Incapacitated Person.</p>	<p>LETTERS OF GUARDIANSHIP AND CONSERVATORSHIP Case No. 233700185 Judge: Hon. Ronald Russell</p>
--	---

1. Christine Lynn Riding is hereby appointed and qualified to act as permanent Guardian and Conservator for the above-named Incapacitated Person, Linda Lee Cropp from the date reflected in the Court’s signature stamp above.
2. Third parties may rely upon on the signature and authority of the Guardian and Conservator, including police authorities.
3. These letters are issued to evidence the appointment, qualification, and plenary/full authority of the permanent Guardian and Conservator of the above-named Incapacitated Person.

**THE SIGNATURE AND THE SEAL OF THIS COURT ARE LOCATED AT THE
TOP OF THE FIRST PAGE.**