

3582021
BK 8557 PG 851

E 3582021 B 8557 P 851-854
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/06/2024 04:16:51 PM
FEE: \$40.00 Pgs: 4
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

WHEN RECORDED MAIL TO:

Kelly J. Applegate, Esq.
Ray, Quinney & Nebeker PC
P.O. Box 45385
Salt Lake City, UT 84145-0385

Mail Tax Notice To:
Seletha D. Deru
99 Cove Lane
Layton, UT 84040

File No.: 179360-LMR

Special Warranty Deed

In Reference to Tax ID Number(s):

11-291-0017

Recorded at the Request of
Kelly J. Applegate, Esq.
Ray, Quinney & Nebeker PC
P.O. Box 45385
Salt Lake City, UT 84145-0385

Mail Tax Notice to:
Seletha D. Deru
99 Cove Lane
Layton, UT 84040

Space above for County Recorder's use

Parcel Number: 11:291:0017

SPECIAL WARRANTY DEED

Donald Curt Deru and Cook Islands Trust Limited, or their successors, as Trustees of the FORTRESS FAMILY TRUST, dated the 3rd day of December, 2010, as amended, Grantors, hereby CONVEY AND WARRANT against all who claim by, through, or under the Grantors to SELETHA D. DERU, Grantee, of 99 Cove Lane, Layton, Utah 84040, for the sum of Ten and No/100 Dollars and other good and valuable consideration, all of its interest in and to the following described real property commonly referred to as 99 Cove Lane, Layton, in Davis County, State of Utah, and more particularly described as:

All of Lot 17, TWIN PEAKS COVE AMENDED, according to the official plat thereof, recorded in the office of the County Recorder of Davis County, Utah.

SUBJECT TO current general taxes, easements, restrictive covenants and rights of way of record.

WITNESS the hand of said Grantor, this 6 day of ^{August} ~~July~~, 2024.

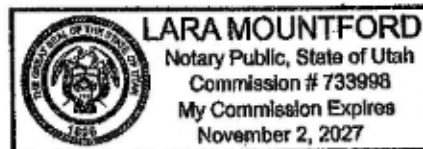
FORTRESS FAMILY TRUST U/A/D
December 3, 2010

Donald Curt Deru
Donald Curt Deru, as Domestic Trustee

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 6 day of ^{August} ~~July~~, 2024, by Donald Curt Deru, as Domestic Trustees of the FORTRESS FAMILY TRUST dated the 3rd day of December, 2010, as amended.

[Signature]
Notary Public





MINISTRY OF FOREIGN AFFAIRS & IMMIGRATION
GOVERNMENT OF THE COOK ISLANDS

APOSTILLE

(Convention de La Haye du 5 Octobre 1961)

Country: Cook Islands

This public document

2. has been signed by Fronzuance Tiseli

3. acting in the capacity of Notary Public

4. bear the seal/stamp of Notary Public

Certified

at: Rarotonga

6. The 23 July 2024

7. by: The Ministry of Foreign Affairs and Immigration

8. No: 3690

9. Seal/Stamp:

10. Signature:



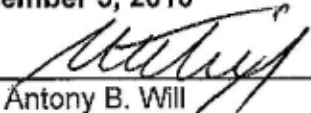
Fronzuance

ed, as Trustee of the
TRUST U/A/D

for Cook Islands Trust

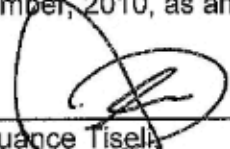
2nd day of July, 2024,
Foreign Trustee of the
ded.

Cook Islands Trust Limited, as Trustee of the
FORTRESS FAMILY TRUST U/A/D
December 3, 2010

By: 
Antony B. Will
Its: Authorised signatory for Cook Islands Trust
Ltd as trustee.

RAROTONGA, COOK ISLANDS

The foregoing instrument was acknowledged before me this 22nd day of July, 2024,
by Antony B. Will as authorized signatory for Cook Islands Trust Ltd, Foreign Trustee of the
FORTRESS FAMILY TRUST dated 3rd day of December, 2010, as amended.


Fronzuance Tiseli,
Notary Public
My commission is perpetual.

