



**01181508 B: 2718 P: 0205**

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Rhonda Francis Summit County Recorder

01/14/2022 02:25:26 PM Fee \$40.00

By REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC  
Electronically Recorded

Send Tax Statements To:  
Grantee  
10 Candy Lane  
Great Neck, NY 11023

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## **WARRANTY DEED**

File #: 21-10644-DL  
Tax Parcel No.: ENC-11

Edward P. Palmer and Joy D. Palmer

**GRANTOR, hereby CONVEY(S) AND WARRANT(S) TO**

Myrna Fruchtman

**GRANTEE,**

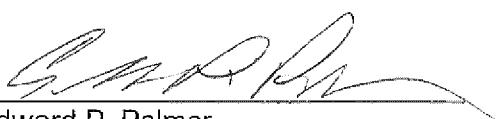
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Summit County, State of Utah, described as follows:

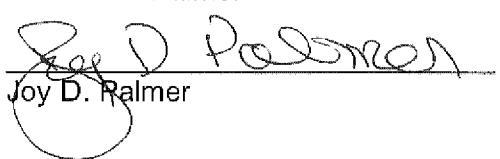
See Exhibit 'A'

Also known by street and number as: 7010 Royal Street West, #11, Park City, UT 84060

Subject to easements, restrictions, and rights of way appearing of record and enforceable in law and equity, and general property taxes for the year 2022 and thereafter.

Witness, the hand of said Grantor, this 14th day of January, 2022.

  
Edward P. Palmer

  
Joy D. Palmer

STATE OF UT  
COUNTY OF Summit

The foregoing instrument was acknowledged before me this 14th day of January, 2022,  
by Edward P. Palmer and Joy D. Palmer, the signer(s) of the foregoing instrument, who duly  
acknowledged to me that he/she/they executed the same.

  
Notary Public

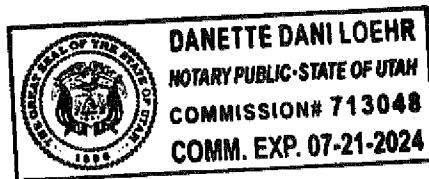


EXHIBIT "A"

Unit 11, The Enclave, A Utah Expandable Condominium Project, together with an undivided interest in and to the common areas and facilities, as the same are identified in the record of survey map and declarations recorded December 16, 1983 as Entry No's 214226 and 214227, respectively, and the first supplemental record of survey map and first amended declarations recorded December 27, 1984, as Entry No. 228722 and 228721, respectively in the office of the Summit County Recorder.

Tax Parcel #: ENC-11

C2(E) (STATE OF NEW YORK )  
SURROGATE'S COURT )  
COUNTY OF NASSAU )

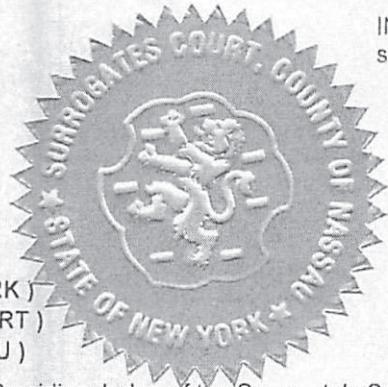
EXEMPLIFICATION

FILE#: 2023-3337

FILE NAME: Myrna Fruchtmann

I, Debra Keller Leimbach, Chief Clerk of the Nassau County Surrogate's Court, being a Court of Record, do hereby certify that the copies of the documents listed below, were compared to the original records of the Court filed in the Surrogate's Office of the County of Nassau, and in my care and custody as the Chief Clerk of the Surrogate's Court, and that the same are full, exact and correct transcripts therefrom, and of the whole of each original record.

LAST WILL & TESTAMENT DATED DECEMBER 30, 2016, CODICIL TO LAST WILL & TESTAMENT DATED FEBRUARY 14, 2022, LETTERS TESTAMENTARY DATED APRIL 23, 2024, DECREE DATED APRIL 23, 2024

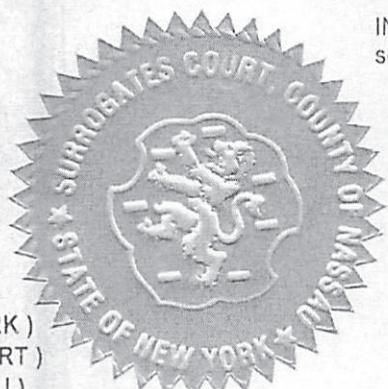


IN TESTIMONY WHEREOF, I have hereunto set my hand, and affix the seal of the Nassau Surrogate's Court on October 24, 2024.

Debra Keller Leimbach, Chief Clerk

STATE OF NEW YORK )  
SURROGATE'S COURT )  
COUNTY OF NASSAU )

I, Margaret C. Reilly, Presiding Judge of the Surrogate's Court, do hereby certify that Debra Keller Leimbach, the person attesting the above certificate, is Chief Clerk of the Surrogate's Court, that his/her signature to the attestation is genuine, that he/she is the legal custodian of the records and files of the Court, and that the certificate and attestation are in due form.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Nassau Surrogate's Court on October 24, 2024.

Margaret C. Reilly, Surrogate

STATE OF NEW YORK )  
SURROGATE'S COURT )  
COUNTY OF NASSAU )

I, Martin B. Cuddihy, Deputy Chief Clerk, of the Nassau County Surrogate's Court, do hereby certify that the Honorable Margaret C. Reilly, is the Surrogate of Nassau County, duly commissioned and qualified, and the Presiding Judge of the Surrogate's Court, and that his/her signature to the foregoing certificate is genuine.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Nassau Surrogate's Court on October 24, 2024.

Martin B. Cuddihy, Deputy Chief Clerk

(FACSIMILE) Pursuant to Section 2609 of the Surrogate's Court Procedure Act)

STATE OF UTAH  
COUNTY OF Summit  
I hereby certify that the document to  
which this certificate is attached is a  
full, true and correct copy of the  
original filed in the Utah State Courts.  
WITNESS my hand and seal  
this 14 day of Nov  
2024  
DISTRICT JUVENILE COURT  
Bob Mattocks CLERK



**Certification of Copy of Document Filed with the Court**

**SURROGATE'S COURT OF THE STATE OF NEW YORK  
NASSAU COUNTY**

I, Debra Keller Leimbach, Chief Clerk, of the Nassau County Surrogate's Court, a Court of Record, in the Unified Court System of the State of New York, hereby certify that the copy of the following document:

**LAST WILL & TESTAMENT DATED DECEMBER 30, 2016, CODICIL TO LAST WILL &  
TESTAMENT DATED FEBRUARY 14, 2022, LETTERS TESTAMENTARY DATED APRIL 23,  
2024, DECREE DATED APRIL 23, 2024**

is a true copy of the original document filed with or recorded in this Court and is a part of the case record maintained by the Court, the same being either a:

- (1) photographic reproduction of the original document reproduced on an office copier;
- (2) printed copy of the electronically scanned document stored in the court's computer system, or
- (3) printed reproduction of original document photocopied on microfilm.

In addition, I certify that the attached document is a correct transcript of the entire contents of the original document that was so filed or recorded.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Nassau Surrogate's Court on October 24, 2024.



*Debra Keller Leimbach*

Debra Keller Leimbach, Chief Clerk

(Facsimile signature may be used pursuant to Section 2609 of the Surrogate's Court Procedure Act)

**Surrogate's Court of the State of New York  
Nassau County**

File#: 2023-3337

**Certificate of Appointment of Executor**

#243500071

*Judge Richard Mrazik*

IT IS HEREBY CERTIFIED that Letters for the Estate of the Decedent named below have been granted by this Court, and such Letters are unrevoked, are valid and are in full force as of this date.

**Name of Decedent:** **Myrna Fruchtman**  
aka Hansi Fruchtman

**Date of Death:** June 17, 2023

**Domicile:** Nassau County

**Fiduciary Appointed:** **Steven Fruchtman**  
471 Cold Spring Rd.  
Syosset NY 11791

**Letters Issued:** LETTERS TESTAMENTARY

**Letters Issued On:** April 23, 2024

and such Letters are unrevoked and in full force as of this date.

**Dated:** October 24, 2024  
Mineola, New York

IN TESTIMONY WHEREOF, the seal of the Nassau County Surrogate's Court has been affixed.

WITNESS, Honorable Margaret C. Reilly, Judge of the Nassau County Surrogate's Court.

*Debra Keller Leimbach*

Debra Keller Leimbach, Chief Clerk  
Nassau County Surrogate's Court

*This Certificate is Not Valid Without the Raised Seal of the Nassau County Surrogate's Court  
and expires 6 months from the issue date of this certificate, unless otherwise stated above.*