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Page 1 of 3

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

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'

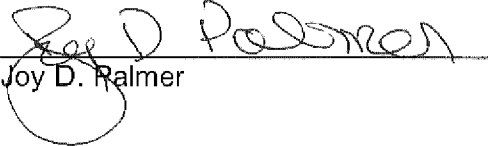
Also known by street and number as: 7010 Royal Street West, #11, Park City, UT 84060

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



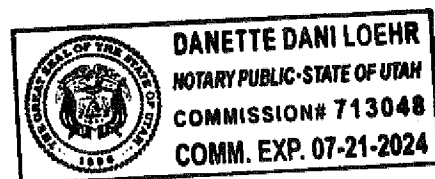
Joy D. Palmer

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



Escrow File No: 21-10644-DL

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

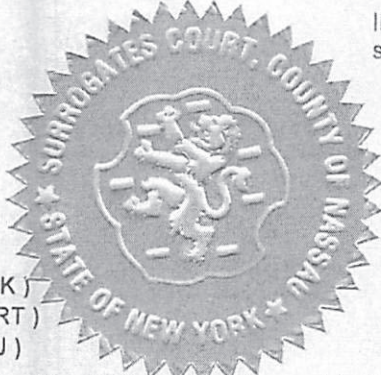
C2 (STATE OF NEW YORK)
SURROGATE'S COURT)
COUNTY OF NASSAU)

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.

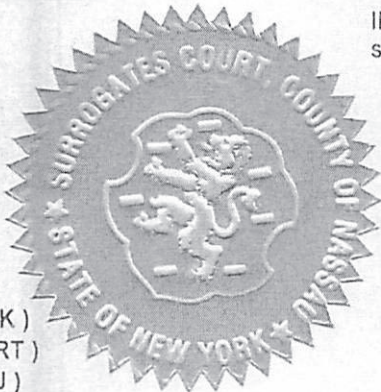


Debra Keller Leimbach, Chief Clerk

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.

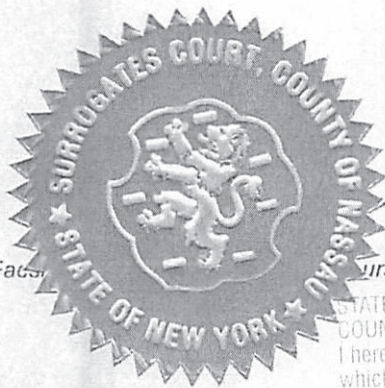


Margaret C. Reilly, Surrogate

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

(Facts)

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



CLERK

C20 (Rev. 1/07)

Control# 45351

File Name: Myrna Fruchtman

File# 2023-3337

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, Chief Clerk

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

C20 (Rev. 1/07)

Certificate# 382735

**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, 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.