

E 164956 B 405 P 1287
Date 28-Dec-2023 03:07PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: FIRST AMERICAN - UNION HEIGHTS
Recorded Electronically by Simplifile

Recording Requested by:
First American Title Insurance Company
7730 S Union Park Ave #650
Midvale, UT 84047
(801)569-3369

AFTER RECORDING RETURN TO:
Mail Tax Notice to:
Grantee
Shad Guffey
4978 W Escalante Ln
Mountain Green, UT 84050

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No: **051-6271660 (dem)**
A.P.N.: 00-0090-7109

Richmond American Homes of Utah, Inc., a Colorado Corporation, of **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Shad Guffey, an unmarried man and Nathan Guffey, an unmarried man, as joint tenants

, Grantee, of **Morgan** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Morgan** County, State of **Utah**:

LOT 109, ROAM PHASE 1A SINGLE FAMILY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MORGAN RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2024** and thereafter.

Witness, the hand(s) of said Grantor(s), this **December 28, 2023**

Witness, the hand(s) of said Grantor(s), this

Richmond American Homes of Utah, Inc., a
Colorado corporation

By: [Signature]

Name: Paul Peterson
Title: President

STATE OF Utah)
County of Salt Lake) ss.

On 12/28/23, before me, the undersigned Notary Public,
personally appeared **Paul Peterson, President of Richmond American Homes of Utah, Inc., a
Colorado Corp.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their
signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 10/19/27

[Signature]
Notary Public

