

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

E 166601 B 412 P 1176
Date: 16-Aug-2024 11:56AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: FIRST AMERICAN - UNION HEIGHTS
Recorded Electronically by Simplifile

AFTER RECORDING RETURN TO:
Brooks Keith Fornelius and Kinly Fornelius
4978 W Snow Canyon Road
Mountain Green, UT 84050

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

WARRANTY DEED

(CORPORATE FORM)

Escrow No. **051-6322383 (dem)**
A.P.N.: **00-0090-7131, Serial #:09-ROAMSFR1A-0131**

Richmond American Homes of Utah, Inc., a Colorado corporation a corporation organized and existing under the laws of the State of Utah with its principal office at **10150 S Centennial Pkwy Suite 110, Sandy, UT 84070** of Salt Lake County, State of **UT**, Grantor(s) hereby CONVEY(S) AND WARRANT(S) TO

Brooks Keith Fornelius and Kinly Fornelius, husband and wife and Christopher Garner Phelps, a married man, all as joint tenants, Grantee of **Mountain Green, UT**, for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in **Morgan** County, State of **UT**:

Lot 131, ROAM PHASE 1A SINGLE FAMILY, according to the official plat thereof on file and of record in the Morgan County 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.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this **August 16, 2024**. A.D.

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

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

By: *Paul Peterson*
Name: Paul Peterson
Title: President

STATE OF Utah)
County of Salt Lake) ss.

On 8/10/24, 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

Dorothy Merrill
Notary Public

