

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

E 167369 B 416 P 5  
Date: 25-Nov-2024 12:50PM  
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:  
Rachel Cecelia Ratchford  
4947 W Escalante Lane  
Morgan, UT 84050

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

## WARRANTY DEED

(CORPORATE FORM)

Escrow No. **051-6329732 (dem)**  
A.P.N.: **00-0090-7120, Serial #: 09-ROAMSEFR1A-0120**

**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

**Rachel Cecelia Ratchford, an unmarried woman**, Grantee of **Morgan, 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 120, 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 **November 25, 2024**. A.D.

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 11/25/24, 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: 10/19/25

[Signature]  
Notary Public

