



\*W3185739\*

E# 3185739 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
22-Sep-21 02:51 PM FEE \$40.00 DEP TT  
REC FOR: FIRST AMERICAN TITLE - LEGEND HIL  
ELECTRONICALLY RECORDED

Recording Requested by:  
First American Title Insurance Company  
1795 E Legend Hills Drive, Ste 100  
Clearfield, UT 84015  
(801)825-1313

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Richard A. Hart  
4155 South 3450 West  
West Haven, UT 84401

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

### SPECIAL WARRANTY DEED

Escrow No: **14253-6165329 (vc)**  
A.P.N.: **08-455-0009**

**Richard A. Hart, Trustee of the Richard A. Hart Living Trust, dated December 10, 2019, and any amendments thereto**, Grantor, of **West Haven**, **Weber** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Richard A. Hart, An Unmarried Man**, Grantee, of **West Haven**, **Weber** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

**ALL OF LOT 317, CANTERBURY CROSSING PHASE 3, WEST HAVEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **September 17, 2021** .

**The Richard A. Hart Living Trust**

  
\_\_\_\_\_  
**Richard A. Hart, Trustee**

\_\_\_\_\_  
\_\_\_\_\_

A.P.N.: 08-455-0009

Special Warranty Deed - continued

File No.: 14253-6165329 (vc)

STATE OF Utah )  
 )Ss.  
COUNTY OF Davis )

On September 17, 2021, personally appeared before me, Richard A. Hart, Trustee of the Richard A. Hart Living Trust, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public

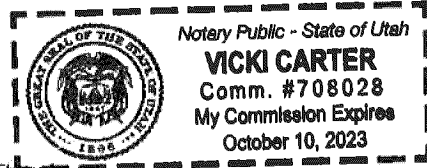
(Printed Name)

My Commission expires:

*[Handwritten Signature]*  
*[Handwritten Signature]*  
*[Handwritten Signature]*

*Vicki Carter*

*10/10/23*



(Seal or Stamp)

The Order of the Court is stated below:

Dated: October 03, 2023  
09:20:04 AM

/s/ STACY ROBBINS  
District Court Clerk



Jennifer E. Decker, #8802  
FABIAN VANCOTT  
95 South State Street, Suite 2300  
Salt Lake City, Utah 84111  
Telephone: (801) 531-8900  
Facsimile: (801) 596-2814  
jdecke@fabianvancott.com  
Attorneys for Applicant

**IN THE SECOND JUDICIAL DISTRICT COURT  
WEBER COUNTY, STATE OF UTAH**

<p>IN THE MATTER OF THE ESTATE OF RICHARD ALAN HART (A/K/A RICHARD A. HART A/K/A RICHARD HART), a deceased person.</p>	<p><b>LETTERS TESTAMENTARY</b>  Case No. 233900415  Hon. Cristina Ortega</p>
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Andrew John Hart was duly appointed and qualified as personal representative of the estate of the above-named decedent, by the Court, with all authority pertaining thereto.

Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said personal representative.

**[In accordance with the Utah State District Court's Efiling Standard No. 4.1, and URCP Rule 10(e), this Order does not bear the handwritten signature of the Judge, but instead displays an electronic signature at the upper right-hand corner of the first page of this Order.]**

**[END OF DOCUMENT]**

The Order of the Court is stated below:

Dated: October 02, 2023  
11:31:13 AM

/s/ CRISTINA ORTEGA  
District Court Judge



Jennifer E. Decker, #8802  
FABIAN VANCOTT  
95 South State Street, Suite 2300  
Salt Lake City, Utah 84111  
Telephone: (801) 531-8900  
Facsimile: (801) 596-2814  
jdecker@fabianvancott.com  
Attorneys for Applicant

**IN THE SECOND JUDICIAL DISTRICT COURT  
WEBER COUNTY, STATE OF UTAH**

<p>IN THE MATTER OF THE ESTATE OF Richard Alan Hart (a/k/a Richard A. Hart a/k/a Richard Hart), a deceased person.</p>	<p><b>STATEMENT OF INFORMAL PROBATE OF WILL AND FOR INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE</b></p> <p>Case No. 233900415</p> <p>Hon. Cristina Ortega</p>
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Upon consideration of the Application for Informal Probate of Will and Informal Appointment of Personal Representative filed by Andrew John Hart the Court finds that:

1. The application is complete.
2. Applicant has made oath or affirmation that the statements contained in the application are true to the best of Applicant's knowledge and belief.
3. Applicant appears from the application to be an interested person as defined by the Utah Uniform Probate Code.
4. The decedent, Richard Alan Hart (a/k/a Richard A. Hart a/k/a Richard Hart), died on January 31, 2023, at the age of 75 years.

5. On the basis of the statements in the application, venue is proper.

6. Any required notice has been given or waived.

7. The original, duly executed, and apparently unrevoked will, dated December 10, 2019, was presented to the Court for electronic storage and electronic filing and is now in the possession of the Applicant.

8. On the basis of the statements in the application, the will to which the application relates is not part of a known series of testamentary instruments (other than wills or codicils), the latest of which does not expressly revoke the former.

9. On the basis of the statements in the application no personal representative has been appointed in this state or elsewhere.

10. On the basis of the statements in the application, neither the will to which the application relates nor any other will of the decedent has been the subject of a previous probate order in this state.

11. It appears from the application that the time limit for informal probate and appointment has not expired.

12. The application does not indicate the existence of a possible unrevoked testamentary instrument which may relate to property subject to the laws of this state, and which is not filed for probate in this Court.

13. Based on the statements in the application, the person whose appointment as personal representative is sought is qualified to act as personal representative because Applicant

is nominated as the personal representative under the decedent's will, and each person with a higher or equal priority for appointment has received notice, or has waived notice.

14. Bond is not required.

15. The applicable time period within which no action can be taken on an application for informal probate and appointment has elapsed.

THEREFORE:

1. The required notices have been given or waived.

2. The will of the decedent, dated December 10, 2019, is hereby informally probated.

3. Andrew John Hart is informally appointed personal representative of the estate of the decedent, to act without bond.

4. Upon qualification and acceptance, letters testamentary be issued.

**[In accordance with the Utah State District Court's Efiling Standard No. 4.1, and URCP Rule 10(e), this Order does not bear the handwritten signature of the Judge, but instead displays an electronic signature at the upper right-hand corner of the first page of this Order.]**

**[END OF DOCUMENT]**