


MAIL TAX NOTICES TO GRANTEE(S) AT:   
~~472 West 800 North Suite 101, OREM, UT 84097~~  
4596 N. 475 E, RD. 10, UT 84004



Tax ID No.: 49-670-0101

**WARRANTY DEED**

**Victoria Piatti Moore, Michele Piatti Cosgrove and Mary Claire Maciel as Successor Trustees of The Piatti Family Trust Dated July 2, 1992 And any Amendments Thereto** (hereafter collectively referred to as "**Grantors**"), in exchange for good and valuable consideration, hereby convey and warrant to ~~WAYNE HAMILTON~~**x FINANCIAL WEALTH STRATEGIES, LLC,** A UTAH LIMITED LIABILITY COMPANY

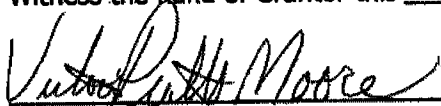
of UTAH County, State of Utah (hereafter "**Grantee**"), that certain real property located in UTAH County, Utah commonly known as **472 West 800 North Suite 101, OREM, UT 84097,** and further described as follows:

**See Attached Exhibit "A"**


Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

THE INDIVIDUALS WHO SIGN THIS DEED HEREBY CERTIFY THAT THEY HAVE FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT THEY HAVE EXECUTED THIS DEED IN THEIR AUTHORIZED CAPACITY.

Witness the hand of Grantor this 28<sup>th</sup> day of **FEBRUARY, 2020.**

  
\_\_\_\_\_  
**Victoria Piatti Moore, Successor Trustee**

  
\_\_\_\_\_  
**Michele Piatti Cosgrove, Successor Trustee**

  
\_\_\_\_\_  
**Mary Claire Maciel, Successor Trustee**

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

On this \_\_\_\_ day of February, 2020, personally appeared before me **Victoria Piatti Moore, Michele Piatti Cosgrove and Mary Claire Maciel,** the named signers of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and they duly acknowledged that they are the Successor Trustees of **The Piatti Family Trust Dated July 2, 1992 And any Amendments Thereto** and that they executed this instrument in behalf of said Trust as Trustees by authority of the terms thereof. Witness my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

SEE ATTACHED  
ACKNOWLEDGMENT  
TB

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Contra Costa

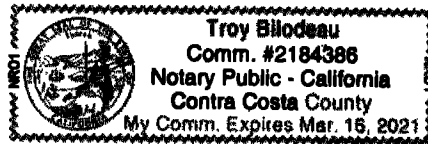
On Feb. 28<sup>th</sup>, 2020 before me, Troy Bilodeau, Notary Public  
(insert name and title of the officer)

personally appeared Victoria Piatti Moore, Michele Piatti Cosgrove and Mary Claire Maciel  
who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *T. Bilodeau*



(Seal)

File Number: P32318J  
Tax ID No. (For Reference Purposes Only):  
**49-670-0101**

**EXHIBIT "A"**

UNIT NO. 101, AMENDED PHASE "1", CONTAINED WITHIN THE PINEHURST PLAZA OFFICE CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN UTAH COUNTY, AS ENTRY NO. 73725:2007 MAP FILING NO. 12271 AND IN THE DECLARATION RECORDED ON JULY 26, 2001, IN UTAH COUNTY, AS ENTRY NO. 73686:2001.

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.