

File # 21-4750 LJ

MAIL TAX NOTICES TO:

Adam L. Bennett  
Sage S. Bennett  
2808 E. 6025 South  
Ogden UT 84403

Parcel Number: 07-099-0027



\*W3215809\*

E# **3215809** PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
04-Feb-22 0147 PM FEE \$40.00 DEP DAC  
REC FOR: NATIONAL TITLE AGENCY OF UTAH, IN  
ELECTRONICALLY RECORDED

--Space above for recorder's use--

## WARRANTY DEED

**CHARLES W. RICHARDS, JR. AND DEBRA H. RICHARDS, TRUSTEES OF THE  
CHUCK & DEBI RICHARDS FAMILY LIVING TRUST, DATED THE 1ST DAY OF  
APRIL, 2011**

Grantor, hereby conveys and warrants to

**ADAM L. BENNETT AND SAGE S. BENNETT, AS JOINT TENANTS**

Grantees, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Weber County, Utah, to-wit:

Lot 1, RICHARDS ESTATE, according to the official plat thereof on file and of record in the office of the Weber County Recorder.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, as joint tenants unto the survivor of them, their heirs and assigns, forever, with all appurtenances, rights and privileges thereunto belonging.

WITNESS the hand of said Grantor this 28 day of January, 2022.

THE CHUCK & DEBI RICHARDS FAMILY LIVING TRUST, DATED THE 1ST DAY OF APRIL, 2011

By: Charles W. Richards, Jr., Trustee  
Charles W. Richards, Jr., Trustee

By: Debra H. Richards, Trustee  
Debra H. Richards, Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

} SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of January, 2022, by **Charles W. Richards, Jr. and Debra H. Richards, Trustee and Trustee**, respectively, of The Chuck & Debi Richards Family Living Trust, dated the 1st day of April, 2011, the corporation that executed the foregoing instrument.

WITNESS my hand and official seal.

*see attached*

\_\_\_\_\_  
Notary Public:  
Residing At: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# CALIFORNIA CERTIFICATE OF 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.

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State of California )  
County of San Diego )

On January 28, 2022 before me, Theresa J. Garcia Notary Public  
(here insert name and title of the officer)

personally appeared Charles W. Richards, Jr. and Debra H. Richards

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 Theresa Garcia

(Seal)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing 2 pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s) TR
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_ Title(s) \_\_\_\_\_
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
<b>Method of Signer Identification</b>	
Proved to me on the basis of satisfactory evidence:	
<input type="radio"/> form(s) of identification	<input type="radio"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
<b>Other</b>	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/>	