



ENT 119485:2022 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Nov 22 8:44 am FEE 40.00 BY KR
RECORDED FOR MENDOZA, DENISE S

RECORDING REQUESTED BY:
Denise Sarahi Mendoza

INSTRUMENT PREPARED BY:
Denise Sarahi Mendoza
6444 GUINEY ST, APT D
FORT POLK, Louisiana 71459

(Above reserved for official use only)

RETURN DEED TO:
Denise Sarahi Mendoza
6444 GUINEY ST, APT D
FORT POLK, Louisiana 71459

SEND TAX STATEMENTS TO:
Denise Sarahi Mendoza
6444 GUINEY ST, APT D
FORT POLK, Louisiana 71459

Tax Parcel ID/APN # 49-677-0008

QUIT CLAIM DEED FOR UTAH

STATE OF UTAH
COUNTY OF UTAH

THIS DEED is made this day of SEPTEMBER 20, 2022, by and between the
"Grantor,"

Armando Mendoza-Fuentes, an unmarried individual residing at 264 W Rocky Creek
Way, Saratoga Springs , Utah 84045

AND the "Grantees,"

Denise Sarahi Mendoza, a married individual residing at 6444 GUINEY ST, APT D,
FORT POLK, Louisiana 71459

Armando Mendoza, an unmarried individual residing at 264 W Rocky Creek Way,
Saratoga Springs , Utah 84045

40/3/21

Eduardo Mendoza, an unmarried individual residing at 264 W Rocky Creek Way ,
Saratoga Spring , Utah 84045

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Utah county, Utah, subject to any restrictions herein:

Property Address: 264 W Rocky Creek Way , Saratoga Springs , Utah 84045

Legal Description: Lot 11108, contained within The Preserve Plat 11-1 At The Village of Fox Hollow Neighborhood 11, as the same is identified in the Record of Survey Map recorded in Utah County, Utah, on August 24, 2007, as Entry No. 124953:2007, and in the Master Declaration of Covenants, Conditions and Restrictions recorded February 13, 2006, as Entry No. 17294:2006 (as said Map and Declaration may heretofore be amended and/or supplement). Together with a non-exclusive easement of use and enjoyment in and to the Projects Common Areas and Facilities as defined and provided for in said Map and Declaration.

Subject to the following encumbrances and/or other restrictions:

1. The property has a mortgage of \$313,184.15 with Cross Country Mortgage.

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

[Handwritten signature]

Grantor's Signature

ARMANDO MENDOZA

Grantor's Name

264 W. ROCKY CREEK WAY

Address

SARATOGA SPRINGS, UT 84045

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

STATE OF ~~UTAH~~ Nevada

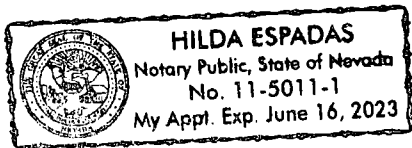
COUNTY OF Clark)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Armando Mendoza-Fuentes whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 20 day of September, 2022.

[Handwritten signature]

Notary Public



My Commission Expires: June 16, 2023