13350789 8/5/2020 8:10:00 AM \$40.00 Book - 10992 Pg - 9600-9602 RASHELLE HOBBS Recorder, Salt Lake County, UT LSI TITLE CO BY: eCASH, DEPUTY - EF 3 P.

Commitment Number: 26566357 Seller's Loan Number: 2300579617

After Recording Return To: ServiceLink 1355 Cherrington Parkway Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 33-08-430-001-0000

QUITCLAIM DEED

Joshua M. Betof, grantor, a married man, whose mailing address is 14738 S Currant Creek Cir., Bluffdale, UT 84065, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Joshua M. Betof and Dorianne Betof, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is 14738 S Currant Creek Cir., Bluffdale, UT 84065, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the County of Salt Lake and State of Utah.

Lot 311, Falls at Boulden Ridge Phase 3A PRD, according to the official plat thereof, as recorded in the office of the Salt Lake County recorder.

Together with an easement of use and enjoyment in and to the common area and facilities, including but not limited to roadways and access ways appurtenant to said Lot, as provided for in the Declaration of FALLS AT BOUDLEN RIDGE PHASE 3A PRD.

Property Address is: 14738 S Currant Creek Cir., Bluffdale, UT 84065

Prior instrument reference: 11869504

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on MAY 11, 2020:

Joshua M. Betof

STATE OF UTAH
COUNTY OF SALT LAKE

JOHN C. SUMNER

NOTARY PUBLIC • STATE of UTAH

COMMISSION NO. 691834

COMM. EXP. 11-24-2020

The foregoing instrument was acknowledged before me on MAY 11, 2020 by Joshua M. Betof who are personally known to me or have produced a cutal solution and intermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Order No.: 26566357

LEGAL DESCRIPTION EXHIBIT "A"

The following described property:

Situated in the County of Salt Lake and State of Utah.

Lot 311, Falls at Boulden Ridge Phase 3A PRD, according to the official plat thereof, as recorded in the office of the Salt Lake County recorder.

Together with an easement of use and enjoyment in and to the common area and facilities, including but not limited to roadways and access ways appurtenant to said Lot, as provided for in the Declaration of FALLS AT BOUDLEN RIDGE PHASE 3A PRD.

Assessor's Parcel No: 33-08-430-001-0000