

13507207  
12/22/2020 8:09:00 AM \$40.00  
Book - 11085 Pg - 1265-1267  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
SILK TITLE UTAH LLC  
BY: eCASH, DEPUTY - EF 3 P.

AFTER RECORDING RETURN TO:  
SILK ABSTRACT COMPANY  
300 Centerville Road, Suite 304  
Warwick, RI 02886  
File No. R-151467-IML

This document prepared by:  
Frank P. Dec, Esq.  
8940 Main St.  
Clarence, NY 14031  
866-333-3081

Tax ID No.: 15-27-406-063-0000

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QUIT CLAIM DEED

THIS DEED made and entered into on this 09<sup>th</sup> day of December, 2020, by and between **MARIE MAXWELL FOX F/K/A MARIE E. MAXWELL, A MARRIED WOMAN WHO ACQUIRED TITLE AS UNMARRIED, JOINED IN EXECUTION BY HER SPOUSE, BRADLEY CHARLES FOX**, a mailing address of 1559 W Alsace Way, Salt Lake City, UT 84119, hereinafter referred to as Grantor(s) and **BRADLEY CHARLES FOX AND MARIE MAXWELL FOX, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, a mailing address of 1559 W Alsace Way, Salt Lake City, UT 84119, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Salt Lake County, UTAH:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1559 W Alsace Way, Salt Lake City, UT 84119

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 15-27-406-063-0000

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Marie Maxwell Fox F/K/A Marie E Maxwell  
**MARIE MAXWELL FOX F/K/A MARIE E. MAXWELL**

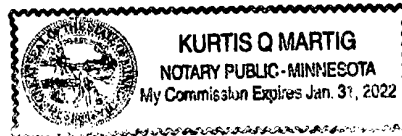
STATE OF Minnesota  
COUNTY OF Hennepin

On the 09<sup>th</sup> day of December, A.D. 2020, personally appeared before me MARIE MAXWELL FOX F/K/A MARIE E. MAXWELL the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Kurtis Q Martig  
Notary Public

Print Name: Kurtis Q. Martig

My commission expires: Jan 31, 2022



No title exam performed by the preparer. Legal description and party's names provided by the party.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

UNIT NO. 6, BUILDING U, CONTAINED WITHIN THE VIVANTE PHASE 18, A EXPANDABLE CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON AUGUST 28, 2003 IN SALT LAKE COUNTY, AS ENTRY NO. 8793641, IN BOOK 2003P, AT PAGE 259 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN SALT LAKE COUNTY, AS ENTRY NO. 8029557, IN BOOK 8511 AT PAGE 2575 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

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.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR THE YEAR 2004 AND THEREAFTER.

BEING THE SAME PROPERTY CONVEYED TO MARIE E. MAXWELL, AN UNMARRIED WOMAN, FROM VIVANTE DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, BY DEED DATED OCTOBER 07, 2004, AND RECORDED ON OCTOBER 08, 2004, AS BOOK 9047, PAGE 2775 AND INSTRUMENT NO.9194683.

Parcel ID Number: 15-27-406-063-0000

PROPERTY COMMONLY KNOWN AS: 1559 W Alsace Way, Salt Lake City, UT 84119