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12/30/2020 4:16:00 PM \$40.00
Book - 11091 Pg - 3033-3034
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LENDER LIVE SETTLEMENT SERVICE
BY: eCASH, DEPUTY - EF 2 P.

Prepared by: Curtis R. Hussey, Esq. – Utah Bar No.: 5488
82 Plantation Pointe Road, #288, Fairhope, Alabama 36532

510-378485

Return to: Covius Settlement Services, LLC, 1044 Main St, Suite 600, Kansas City, MO 64105

Tax No.: 22-27-128-014-0000

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, CRAIG M. YATES, a married man, whose mailing address is 7098 South Towncrest Drive, Salt Lake City, UT 84121, hereinafter referred to as “Grantor”, does hereby remise, release, quitclaim, grant and convey unto CRAIG M. YATES, and BRENO TEIXEIRA RODRIGUES, a married couple, as joint tenants with right of survivorship, whose mailing address is 7098 South Towncrest Drive, Salt Lake City, UT 84121, hereinafter referred to as as “Grantee”, the following lands and property, together with all improvements located thereon, lying in the County of Salt Lake, State of Utah, to-wit:

Lot 32, Towncrest Terrace, according to the official plat thereof, filed in Book "S" of Plats, at Page 69 of the Official Records of the Salt Lake County Recorder.

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded 06/24/2003 in Book 8824 at Page 4608 in the Office of the County Recorder of Salt Lake County, Utah.


Being commonly known as: 7098 South Towncrest Drive, Salt Lake City, UT 84121

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

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.


TO HAVE AND TO HOLD to the said Grantee as joint tenants with right of survivorship, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties to this conveyance.

WITNESS, Grantor's hand this the 23 day of DEC, 2020.


CRAIG M. YATES

STATE OF UTAH
COUNTY OF Salt Lake

On this 23rd day of December, 2020, before me personally appeared CRAIG M. YATES, to me known to be the person who executed the foregoing instrument, and that they thereupon duly acknowledged to me that they executed the same to be his/her/their free act and deed.


Notary Public
My Commission expires: 10-10-2021

