WHEN RECORDED, RETURN TO:

Jason Hardin, Esq.
FABIAN VANCOTT
95 S. State Street, Suite 2300
Salt Lake City, UT
84111

MAIL TAX NOTICES TO:

ABCW, LLC 7673 S. Caballero Dr. Sandy, Utah 84093 14221082 B: 11480 P: 5774 Total Pages: 2
03/27/2024 12:54 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FABIAN & CLENDENIN, P.C. DBA FABIAN VANCOTT
95 S. STATE STREET, STE. 2300SALT LAKE CITY, UT 84111

Parcel No. 16-21-207-006-0000

QUIT CLAIM DEED

RAFAEL LIBUNAO, GRANTOR, hereby QUIT CLAIMS, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, to ABCW, LLC, GRANTEE, all of GRANTOR'S interest in the real property located in **Salt Lake County**, State of Utah, at 2217 South 1800 East, Salt Lake City, Utah 84106, and as more particularly described on the attached **Exhibit A**.

SUBJECT TO (i) all declarations, easements, encumbrances, covenants, restrictions and other matters of public record; (ii) zoning, land use, regulations, ordinances and other requirements imposed by governmental authorities; (iii) all gas, water, and mineral rights of others, if any; (iv) any matters that would be disclosed by an accurate, current survey and inspection of said real property; and (iv) current taxes and assessments.

IN WITNESS WHEREOF, GRANTOR has executed this QUIT CLAIM DEED this day of March, 2024.

RAFAEL BUNAO

STATE OF Florida : ss.

COUNTY OF March)

The foregoing instrument was acknowledged before me this day of March, 2024, by Rafael Libunao, who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged be executed the same.

Notary Public State of Florida Sunita Singh My Commission HH 464705 Expires 11/15/2027

NOTARY PUBLIC

Exhibit A

LEGAL DESCRIPTION OF PROPERTY

Lots 12 and 13, Block 6, IDLEWILD ADDITION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

TOGETHER WITH 1/2 of the vacated alley abutting on the East.

Tax Id. No.: 16-21-207-006

(For reference, also described as: LOTS 12 & 13 BLK 6 IDLEWILD ADD TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON E 5998-1242 9727-3206,3208 10070-2242 10199-4766 10715-6236.)

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