

14270515 B: 11508 P: 1940 Total Pages: 11  
07/31/2024 09:24 AM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

**WHEN RECORDED MAIL TO:**

LHM DEV C, LLC  
9350 S. 150 E., Suite 900  
Sandy, UT 84070  
Attn: Carl Duke  
176071-RCF

Parcel ID No.: 08-34-453-011;  
08-34-453-004

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(Space Above For Recorder's Use)

**QUITCLAIM DEED**

GEORGIA ELAINE CARLSON, TRUSTEE OF THE GEORGIA ELAINE CARLSON REVOCABLE LIVING TRUST DATED AUGUST 23, 2012, AS TO AN UNDIVIDED 25% INTEREST; WELLS FARGO BANK, N.A., AS TRUSTEE OF THE CRYSTAL JOY CRAIG TRUST DATED APRIL 2, 1981, AND AMENDED JULY 27, 2016 (NKA THE CRYSTAL CRAIG UIBEL IRREVOCABLE TRUST), AS TO AN UNDIVIDED 25% INTEREST; WELLS FARGO BANK, N.A., AS TRUSTEE OF THE CAROL SUSAN CRAIG TRUST DATED DECEMBER 2, 1985, AS TO AN UNDIVIDED 4.63% INTEREST; BLAKE WOODRUFF, IN HIS CAPACITY AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF CAROL CRAIG WOODRUFF, DECEASED, PROBATE CASE NO. 243901478, THIRD JUDICIAL DISTRICT COURT, STATE OF UTAH, AS TO AN UNDIVIDED 20.37% INTEREST; BLAKE WOODRUFF, AS TO AN UNDIVIDED 8.33% INTEREST; COLIN EDWIN CARLSON, AS TO AN UNDIVIDED 8.33% INTEREST; and NICHOLAS GEORGE CARLSON, AS TO AN UNDIVIDED 8.33% INTEREST (collectively, "**Grantor**") hereby quitclaims to LHM DEV C, LLC, a Utah limited liability company, whose address is 9350 S. 150 E., Suite 900, Sandy, UT 84070, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real property located in Salt Lake County, State of Utah, together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto:

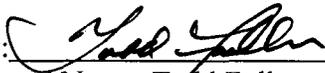
See Exhibit A attached hereto and made a part hereof.

*[Signatures and Acknowledgements Follow]*



**THE CRYSTAL JOY CRAIG TRUST DATED APRIL 2, 1981, AND AMENDED JULY 27, 2016 (NKA THE CRYSTAL CRAIG UIBEL IRREVOCABLE TRUST)**

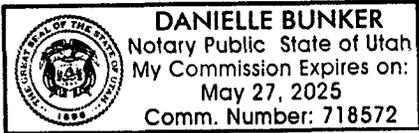
By: WELLS FARGO BANK, N.A., AS TRUSTEE

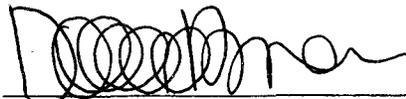
By:   
Printed Name: Todd Fuller  
Its: Vice President

STATE OF Utah )  
COUNTY OF Salt Lake ) : ss.

On this 25 day of July, in the year 2024, before me, Danielle Bunker a notary public, personally appeared Todd Fuller, Vice President of Wells Fargo Bank, N.A., the Trustee of The Crystal Joy Craig Trust dated April 2, 1981, and amended July 27, 2016 (NKA The Crystal Craig Uibel Irrevocable Trust), proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged she/he executed the same.

Witness my hand and official seal.



  
NOTARY PUBLIC  
Residing at: Midvale, UT

*[Signatures and Acknowledgements Continue on Next Page]*



  
BLAKE WOODRUFF, an individual

STATE OF California )  
COUNTY OF Ventura ) : ss.

On this 27<sup>th</sup> day of July, in the year 2024, before me, Ryan Lopez a notary public, personally appeared Blake Woodruff, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged he/she executed the same.

Witness my hand and official seal.

See Attached Certificate  
NOTARY PUBLIC  
Residing at: 2828 Camden St

*[Signatures and Acknowledgements Continue on Next Page]*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Ventura )  
On 7.27, 2024 before me, Ryan Lopez, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Blake Woodruff  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: quit claim deed Document Date: 7.27.24  
Number of Pages: N/A Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

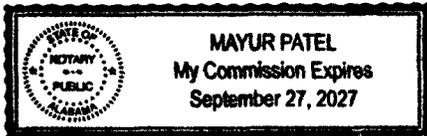
*Colin Edwin Carlson*

COLIN EDWIN CARLSON, an individual

STATE OF Alabama )  
 : ss.  
COUNTY OF Lauderdale )

On this 26<sup>th</sup> day of July, in the year 2024, before me, Mayur Patel a notary public, personally appeared Colin Edwin Carlson, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged he/she executed the same.

Witness my hand and official seal.



Mayur Patel  
NOTARY PUBLIC  
Residing at: 139 Cox Creek Pkwy S.  
Florence, AL 35630

*[Signatures and Acknowledgements Continue on Next Page]*





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Ventura )

On 7.27., 2024 before me, Ryan Lopez, Notary Public

Date Here Insert Name and Title of the Officer

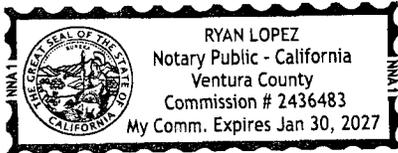
personally appeared Blake Woodruff

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: quit claim deed Document Date: 7.27.24

Number of Pages: NA Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**EXHIBIT A**  
**[Legal Description of the Property]**

A parcel of land located in the Southeast Quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point which is 2150.49 feet S. 89°57'10" W. along a monument line and 410.48 feet N. 00°02'09" W" from the Southeast Corner of said Section 34, said point is also 1168.03 feet S. 89°58'23" W. along a monument line of North Temple and 327.91 feet S. 00°02'09" E. from a Brass Rivet described as Point # 801 in that Record of Survey filed as S2014-06-0296 in the Office of the Salt Lake County Surveyor; thence S. 89°58'42" W. 100.00 feet; thence N. 00°02'09" W. 23.80 feet; to the northerly face of an existing cinderblock wall; thence N. 89°58'42" E. 100.00 feet along said northerly face of cinderblock wall; thence S. 00°02'09" E. 23.80 feet to the **Point of Beginning**.

The above-described parcel of land contains 2380 Sq. Ft. in area or 0.054 Ac. More or less.

**BASIS OF BEARING:** S. 89°57'10" W. along a monument line between the Southeast Corner and the Southwest Corner of said Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian.