

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-216445-BOX

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

Parcel ID No.: 41-571-0426

QUIT CLAIM DEED

THIS DEED made and entered into on this 02 day of February, 2022, by and between **Maryellen Rowe and John Matthew Rowe, Trustees of the Maryellen Rowe and John Matthew Rowe Irrevocable Trust dated May 7, 2012**, a mailing address of 2148 N Millet Place, Saratoga Springs, UT 84045, hereinafter referred to as Grantor(s) and **John Matthew Rowe and MaryEllen Rowe, husband and wife, as joint tenants**, a mailing address of 2148 N Millet Place, Saratoga Springs, UT 84045, 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 Utah County, Utah:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2148 N Millet Place, Saratoga Springs, UT 84045

Prior instrument reference: Entry Number: 143563:2021, Recorded: 08/17/2021

This conveyance is 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.

Dated this 02 day of February, 2022.

Maryellen Rowe

Maryellen Rowe, Trustee of the Maryellen Rowe and John Matthew Rowe Irrevocable Trust dated May 7, 2012

John Matthew Rowe

John Matthew Rowe, Trustee of the Maryellen Rowe and John Matthew Rowe Irrevocable Trust dated May 7, 2012

STATE OF Utah
COUNTY OF Utah

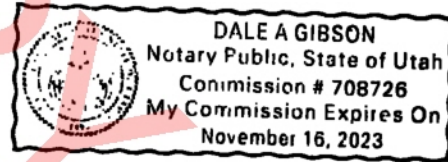
On the 02 day of February, A.D. 2022, personally appeared before me Maryellen Rowe and John Matthew Rowe, Trustees of the Maryellen Rowe and John Matthew Rowe Irrevocable Trust dated May 7, 2012 the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

Dale A Gibson

Notary Public

Print Name: Dale A Gibson

My commission expires: 11-16-23



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

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH:

LOT 2426, PLAT "GG", HARVEST HILLS PLANNED UNIT DEVELOPMENT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

SUBJECT TO: PROPERTY TAXES FOR THE YEAR 2021 AND THEREAFTER; COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD; AND ALL APPLICABLE ZONING LAWS AND ORDINANCES.

BEING THE SAME PROPERTY CONVEYED TO MARYELLEN ROWE AND JOHN MATTHEW ROWE, TRUSTEES OF THE MARYELLEN ROWE AND JOHN MATTHEW ROWE IRREVOCABLE TRUST DATED MAY 7, 2012 FROM J. MATTHEW ROWE AND MARY ELLEN ROWE, AS JOINT TENANTS, BY DEED DATED AUGUST 13, 2021 AND RECORDED ON AUGUST 17, 2021, AS 143563:2021.

PARCEL ID NUMBER: 41-571-0426

PROPERTY COMMONLY KNOWN AS: 2148 N MILLET PLACE, SARATOGA SPRINGS, UT 84045