

Quit Claim Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
05/08/2018 08:09:53 AM Fee \$12.00 By WFG  
LENDER SERVICES-RESWARE

Prepared by: Curtis R. Hussey, Esq. – Utah Bar No.: 5488  
Post Office Box 1896, Fairhope, AL 36532-1896

Recordation Requested By: WFG Lender Services  
And After Recording Return To:

Karla Cottam Talbot and Samuel Talbot, 1288 Southwind Drive Saint George, UT 84770

Tax No.: 0252679

### 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, KARLA COTTAM TALBOT and SAMUEL JOSEPH TALBOT also known as SAMUEL TALBOT, wife and husband, whose mailing address is 1288 Southwind Drive, Saint George, UT 84770, hereinafter referred to as “Grantor”, does hereby remise, release, quitclaim, grant and convey unto KARLA COTTAM TALBOT and SAMUEL TALBOT, wife and husband, as joint tenants, whose mailing address is 1288 Southwind Drive, Saint George, UT 84770, hereinafter referred to as “Grantee”, the following lands and property, together with all improvements located thereon, lying in the County of Washington, State of Utah, to-wit:

ALL OF LOT 40, SOUTHWIND SUBDIVISION, ST. GEORGE, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, UTAH.

SITUATE IN THE COUNTY OF WASHINGTON, STATE OF UTAH.

Being all of the same property conveyed to Grantor by deed dated October 27, 2015, recorded October 29, 2015 in Instrument No. 20150037864 in the Office of the County Recorder of Washington County, State of Utah.

Being commonly known as: 1288 Southwind Drive, Saint George, UT 84770



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

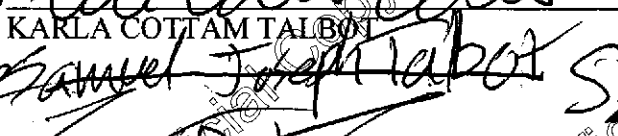
THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules,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

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

WITNESS, Grantor's hand this the 26 day of April, 2018

  
KARLA COTTAM TALBOT

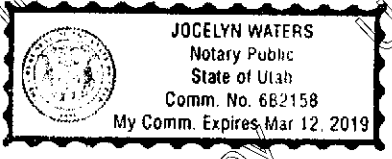
  
Also known as  


  
SAMUEL JOSEPH TALBOT also known as  
SAMUEL TALBOT

STATE OF UTAH  
COUNTY OF washington

On this 26<sup>th</sup> day of April, 2018, before me personally appeared KARLA COTTAM TALBOT, 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: 3/12/2019



STATE OF UTAH  
COUNTY OF washington

On this 26<sup>th</sup> day of April, 2018, before me personally appeared SAMUEL JOSEPH TALBOT also known as SAMUEL TALBOT, 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: 3/12/2019

