

Quit Claim Deed Page 1 of 4
Gary Christensen Washington County Recorder
05/02/2023 09:27:17 AM Fee \$40.00 By U.S.
DEEDS

WHEN RECORDED RETURN TO:

CAROLINA CARRANZA
ASSET PROTECTION & ELDER LAW
CENTER
17702 MITCHELL NO
SUITE 101
IRVINE, CA 92614

MAIL TAX NOTICES TO:

PARUL UPENDRA MEHTA, TRUSTEE
UPENDRA SHANTILAL MEHTA, TRUSTEE
22780 HIDDEN HILLS RD.
YORBA LINDA, CA 92887

SPACE ABOVE FOR COUNTY RECORDER'S USE

PARCEL I.D. NO. H-COVI-IA-1

QUITCLAIM DEED

UPENDRA SHANTILAL MEHTA and PARUL UPENDRA MEHTA, wife and husband (herein, "Grantor"), whose address is 22780 Hidden Hills Rd., Yorba Linda, CA 92887, for no consideration, hereby quitclaims to PARUL UPENDRA MEHTA AND UPENDRA SHANTILAL MEHTA, Trustees, or any successors in trust, under the MEHTA FAMILY TRUST dated September 22, 2010 and any amendments thereto (herein, "Grantee"), whose address is 22780 Hidden Hills Rd., Yorba Linda, CA 92887, all of Grantor's right, title and interest in and to that certain real property located in Washington County, Utah, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 38 Judd Lane, Hurricane, UT 84737

Executed this 27 day of January, 2023.

[Signatures on following page(s).]

GRANTOR

Mehta

Upendra Shantilal Mehta

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.

ACKNOWLEDGMENT

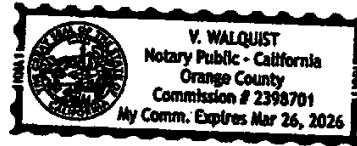
State of California
County of Orange

On January 27, 2023 before me, V. Walquist, Notary Public personally appeared Upendra, Shantilal, Mehta, 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 *V. Walquist* (Seal)



GRANTOR

Parul mehta

Parul Upendra Mehta

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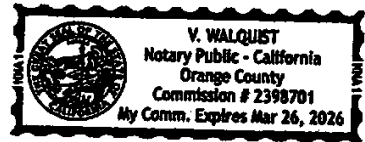


EXHIBIT A

BEGINNING AT A POINT WHICH IS SITUATED SOUTH 01°08'16" WEST ALONG THE BLOCK LINE 314.95 FEET AND SOUTH 87°43'30" WEST 178.21 FEET FROM THE NORTHEAST CORNER OF LOT FOUR (4), BLOCK EIGHTEEN (18), OF THE HURRICANE FIELD SURVEY TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°08'16" WEST 84.05 FEET TO A POINT ON THE NORTH LINE OF COVINGTON CROSS SUBDIVISION, AMENDED, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG SAID NORTHERLY SUBDIVISION BOUNDARY NORTH 89°09'14" EAST 0.51 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE SOUTH 32°09'37" EAST 14.03 FEET TO THE NORTHERLY BOUNDARY LINE OF 460 NORTH STREET AND A POINT ON A 123.16 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT BEARS SOUTH 26° 19'50" EAST; THENCE SOUTHWESTERLY ALONG SAID BOUNDARY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°39'01", A DISTANCE OF 25.04 FEET; THENCE LEAVING SAID LINE NORTH 32°09'37" WEST 29.24 FEET TO THE NORTHERLY BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO COURSES: SOUTH 89°09'14" WEST 29.13 FEET; THENCE SOUTH 89°26'48" WEST 51.09 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY NORTH 01°08'16" EAST 79.01 FEET; THENCE NORTH 89°26'48" EAST 35.00 FEET; THENCE NORTH 85°19'50" EAST 74.31 FEET TO THE POINT OF BEGINNING.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.