

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-212737-CDM

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

Parcel ID No.: 45-389-0069

QUIT CLAIM DEED

THIS DEED made and entered into on this 22 day of December, 2021, by and between **Elizabeth Anne McNair, a married woman, who acquired title as an unmarried woman**, a mailing address of 143 West Casi Way, Saratoga Springs, UT 84045, hereinafter referred to as Grantor(s) and **Robert Dean McNair and Elizabeth Anne McNair, husband and wife, as joint tenants with the right of survivorship**, a mailing address of 143 West Casi Way, 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:

LOT 69, PLAT "J", PHASE 3, LAKE MOUNTAIN ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Also known as: 143 West Casi Way, Saratoga Springs, UT 84045


BEING THE SAME PROPERTY CONVEYED TO ELIZABETH ANNE MCNAIR, A MARRIED WOMAN FROM RYAN WILLIAM HART AND AUDREY ANN HART BY DEED DATED OCTOBER 30, 2012 AND RECORDED ON OCTOBER 31, 2012 AS DOCUMENT NUMBER 95124:2012.

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.

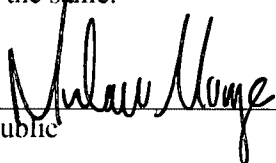


Dated this 22 day of December, 2021.


Elizabeth Anne McNair

STATE OF Utah
COUNTY OF Utah

On the 22 day of December, A.D. 2021, personally appeared before me Elizabeth Anne McNair, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.


Notary Public

Print Name: Melanie Monge

My commission expires: 4/21/23



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(S) OF LAND IN UTAH COUNTY, STATE OF UTAH:

LOT 69, PLAT "J", PHASE 3, LAKE MOUNTAIN ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR THE YEAR 2012 AND THEREAFTER.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH ANNE MCNAIR, A MARRIED WOMAN FROM RYAN WILLIAM HART AND AUDREY ANN HART BY DEED DATED OCTOBER 30, 2012 AND RECORDED ON OCTOBER 31, 2012 AS 95124:2012.

Parcel ID Number: 45:389:0069