



W3002277

E# 3002277 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
11-Sep-19 0837 AM FEE \$40.00 DEP ZG
REC FOR: SERVICELINK HOME EQUITY
ELECTRONICALLY RECORDED

Commitment Number: 25639551

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22-213-0012**

QUITCLAIM DEED

Todd H. Taft, unmarried, whose mailing address is **3537 North Fox Run, #712, Eden, UT 84310**, and **Julianne Tronier**, unmarried, whose mailing address is **2586 Promenade Drive, Salt Lake City, UT 84121**, a formerly married couple who are now divorced pursuant to the Findings of Fact and Conclusions of Law filed in Salt Lake County, Utah in Case No. 194902370 DA on July 3, 2019, hereinafter grantors, for \$42,500.00 (Forty Two Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Todd H. Taft**, unmarried, hereinafter grantee, whose tax mailing address is **3537 North Fox Run, #712, Eden, UT 84310**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described tract of land in Weber County, State of Utah:

Unit No. 712, in Building 7, contained within the MOOSE HOLLOW CONDOMINIUM, PHASE 4 AMENDED, as the same is identified in the Record of Survey Map, recorded in Weber County, Utah, on April 1, 2004, as Entry No. 2021504, in Book of Plats 57, at Page 38, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Moose Hollow Condominium, Phase 4 Amended, recorded in Weber County, Utah, on April 01, 2004, as Entry No. 2021505, of the official records, and all amendments thereto

Together With: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Assessor's Parcel No: 22-213-0012

Property Address is: 3537 North Fox Run, #712, Eden, UT 84310

Prior instrument reference: 2864406

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 8-30, 2019:

Todd H. Taft

Todd H. Taft

STATE OF UTAH
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me on 8-30, 2019 by **Todd H. Taft** who is personally known to me or has produced DRIVER LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Leni Michie

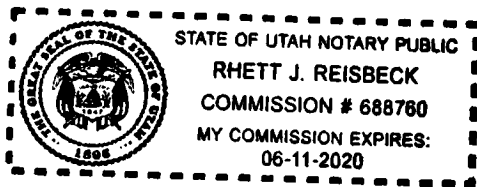
Notary Public



Julianne Tronier
Julianne Tronier

STATE OF UTAH
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me on Sept 9, 2019 by **Julianne Tronier** who is personally known to me or has produced UTAH DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.