

E 3600324 B 8653 P 1034-1039  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/26/2024 1:34 PM  
FEE 40.00 Pgs: 6  
DEP AAM REC'D FOR TIMOTHY  
FOSTER

RETURNED  
DEC 26 2024

This document prepared by: )  
Timothy Foster, 235 Parkway Cir, North Salt )  
Lake, UT 84054, USA; Jessica Foster, 235 )  
Parkway Cir, North Salt Lake, UT 84054, )  
USA )

After recording return to: )  
Karen Felkins as trustee of Felkins Family )  
Trust, PO Box 648 Florence Arizona 85132 )


Above this line reserved for official use only

### Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

On December 26th, 2024, for valuable consideration of \$1,240,980.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Timothy Foster, of 235 Parkway Cir, North Salt Lake, UT 84054, USA and Jessica Foster, of 235 Parkway Cir, North Salt Lake, UT 84054, USA, a married couple, (collectively the "Grantor"), does hereby remise, release, grant and convey, as well as quitclaims, unto Karen Felkins as trustee of Felkins Family Trust, dated July 24, 2023, (the "Grantee"), the following described property together with all improvements attached to the property, situated in the County of Davis County, State of Utah:

Single Family Residence Parcel # 01-391-1601.

Lot 1601, Eaglepointe Estates Phase 16 

Prior Instrument Reference: Book 7805 . Page 305 . Document No. 7805305 of the Recorder of Davis County, Utah.

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

TO HAVE AND TO HOLD the property unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances attached to the property.

WITNESSETH the Grantor's hand this 26 day of December, 2024.

Signed in the presence of:

Jackie Lopez  
Witness signature

Jackie Lopez  
Witness name

Timothy Foster  
Timothy Foster

J. Foster  
Jessica Foster

My commission expires: June 6 2028

**Spousal Acknowledgement**

I, Timothy Foster of 235 Parkway Cir, North Salt Lake, UT 84054, USA, spouse of Jessica Foster, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

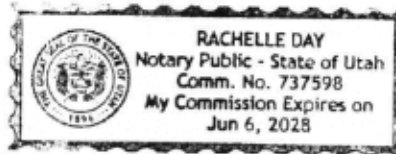
Spouse's Signature: [Handwritten Signature]

STATE OF UTAH

COUNTY OF Davis

On this 26 day of Dec, 2021, before me personally appeared Timothy Foster, to me known or proven on the basis of satisfactory evidence to be the grantor's spouse who lawfully executed the foregoing Spousal Acknowledgement as a free and voluntary act.

[Handwritten Signature]  
A Notary Public Commissioned in the State of Utah



County of USA

Name: Rachelle Day

My commission expires: June 6 2028

**Spousal Acknowledgement**

I, Jessica Foster of 235 Parkway Cir, North Salt Lake, UT 84054, USA, spouse of Timothy Foster, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

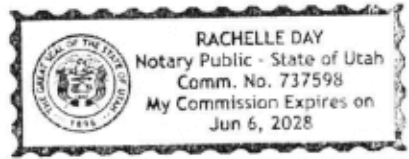
Spouse's Signature: J. Foster

STATE OF UTAH

COUNTY OF Davis

On this 26 day of Dec, 2024, before me personally appeared Jessica Foster, to me known or proven on the basis of satisfactory evidence to be the Grantor's spouse who lawfully executed the foregoing Spousal Acknowledgement as a free and voluntary act.

Rachelle Day  
A Notary Public Commissioned in the State of Utah



County of USA

Name: Rachelle Day

**Grantor Acknowledgement**

STATE OF UTAH

COUNTY OF Denise

On this 26 day of Dec, 2024, before me personally appeared Timothy Foster, and Jessica Foster, to me known or proven on the basis of satisfactory evidence to be the Grantors who lawfully executed the foregoing Quitclaim Deed as a free and voluntary act.

*T. Foster*

*J. Foster*

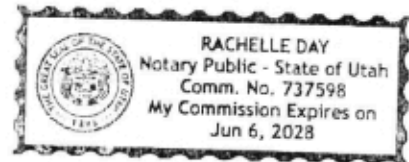
*Rachelle Day*

A Notary Public Commissioned in the State of Utah

County of USA

Name: Rachelle Day

My commission expires: June 6 2028



Send tax statements:

Karen Felkins as trustee of Felkins Family Trust, PO Box 648 Florence Arizona 85132