

AFTER RECORDING RETURN TO:
Silk Abstract Company
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-111600-BOX

THIS DOCUMENT PREPARED BY:
Frank P. Dec, Esq.
8940 Main St.
Clarence, NY 14031
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Tax ID No.: 66:547:0054

QUIT CLAIM DEED

THIS DEED made and entered into on this 24th day of March, 2020, by and between **Michael Oates A/K/A Michael W. Oates, a married man, who acquired title as single, joined in execution by his spouse, Holly Sophia Oates**, a mailing address of 5136 E Sand Flats Way, Eagle Mountain, UT 84005, hereinafter referred to as Grantor(s) and **Michael Oates and Holly Sophia Oates, husband and wife, as joint tenants with right of survivorship**, a mailing address of 5136 E Sand Flats Way, Eagle Mountain, UT 84005, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 5136 E Sand Flats Way, Eagle Mountain, UT 84005

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.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

[Signature] aka [Signature]
Michael Oates A/K/A Michael W. Oates

[Signature]
Holly Sophia Oates

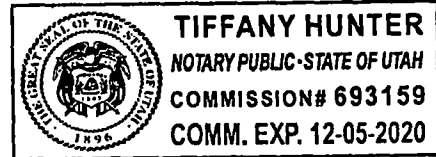
STATE OF Utah
COUNTY OF Utah

On the 24th day of March, A.D. 2020, personally appeared before me Michael Oates A/K/A Michael W. Oates and Holly Sophia Oates the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

[Signature]
Notary Public

My commission expires 12-5-2020

Residing in Saratoga Springs



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 OF LAND IN UTAH COUNTY, STATE OF UTAH, TO-WIT:

LOT 1354, PLAT "13", SILVERLAKE SUBDIVISION, EAGLE MOUNTAIN, UTAH, ACCORDING TO THE OFFICIAL PLAT ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

TOGETHER WITH THE RIGHTS CONTAINED WITHIN THE SILVERLAKE COMMUNITY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ANY AMENDMENTS THERETO.

SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS, EXCEPTIONS, RESERVATIONS, EASEMENTS, RIGHTSO-F-WAY, CONDITIONS, AND COVENANTS OF WHATEVER NATURE, WHETHER OR NOT FILED FOR RECORD, AND IS EXPRESSLY SUBJECT TO ALL MUNICIPAL, CITY, COUNTY, AND STATE ZONING LAWS AND OTHER ORDINANCES, REGULATIONS, AND RESTRICTIONS, INCLUDING STATUTES AND OTHER LAWS OF MUNICIPAL, COUNTY, OR OTHER GOVERNMENTAL AUTHORITIES APPLICABLE TO AND ENFORCEABLE AGAINST THE PREMISES DESCRIBED HEREIN. ALSO SUBJECT TO GENERAL PROPERTY TAXES FOR 2017 AND THEREAFTER.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. OATES, A SINGLE MAN FROM FIELDSTONE SILVERLAKE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED NOVEMBER 14, 2017, AND RECORDED ON NOVEMBER 14, 2017, AS 112876 : 2017.

PARCEL ID NUMBER: 66:547:0054

PROPERTY COMMONLY KNOWN AS: 5136 E Sand Flats Way, Eagle Mountain, UT 84005