

RECORDATION REQUESTED BY/RETURN TO:  
1701 BARRETT LAKES BLVD, STE 260  
KENNESAW, GA, 30144

ENT 116926 : 2020 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Aug 10 10:18 AM FEE 40.00 BY SW  
RECORDED FOR Elevated Title, LLC  
ELECTRONICALLY RECORDED

SEND TAX NOTICES TO:  
SHANNON JOHNS  
576 E 1540 S  
LEHI, UT 84043

FOR RECORDER'S USE ONLY

### QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 4 day of August, 2020, by first party **PATRICK T. JOHNS OR SHANNON B. JOHNS, OR THEIR SUCCESSOR, AS TRUSTEE UNDER AGREEMENT WITH THE JOHNS FAMILY TRUST DATED THE 8TH DAY OF JANUARY, 2014** to second party, **SHANNON JOHNS, AN UNMARRIED WOMAN.**

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of LEHI, County of UTAH, State of Utah to wit:

**LOT 30, QUAIL RUN TOWNHOMES AT SPRING CREEK RANCH, PLAT A,  
ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE  
OF THE UTAH COUNTY RECORDER, STATE OF UTAH.**

APN: : 50-062-0030

Property Address: 576 E 1540 S , LEHI UT 84043

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

*[Handwritten signature]*  
**PATRICK T. JOHNS, TRUSTEE UNDER AGREEMENT WITH THE JOHNS FAMILY  
TRUST DATED THE 8TH DAY OF JANUARY, 2014**

STATE OF UTAH  
COUNTY OF *Utah* ) ) SS.

PB

8/4/2020

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
by **PATRICK T. JOHNS, TRUSTEE UNDER AGREEMENT WITH THE JOHNS FAMILY  
TRUST DATED THE 8TH DAY OF JANUARY, 2014.**

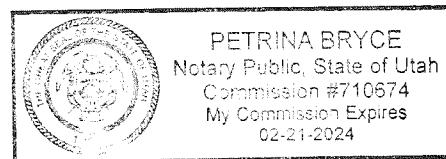
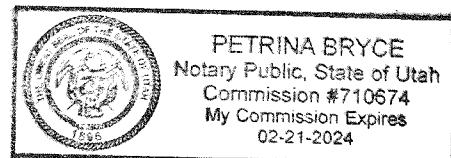
(Seal)

*[Handwritten signature]*

Notary Public

My Commission Expires: 2/21/24

This instrument was prepared by  
BC LAW FIRM, P.A.  
1803 S KANNER HWY  
STUART, FL 34994



IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Shannon B. Johns, Trustee

**SHANNON B. JOHNS, TRUSTEE UNDER AGREEMENT WITH THE JOHNS FAMILY  
TRUST DATED THE 8TH DAY OF JANUARY, 2014**

STATE OF UTAH )  
COUNTY OF Utah ) SS.

The foregoing instrument was acknowledged before me this 8/4/2020 (date)  
by **SHANNON B. JOHNS, TRUSTEE UNDER AGREEMENT WITH THE JOHNS FAMILY  
TRUST DATED THE 8TH DAY OF JANUARY, 2014.**

(Seal)

Petrina Bryce  
Notary Public  
My Commission Expires: 2/21/24

This instrument was prepared by  
BC LAW FIRM, P.A.  
1803 S KANNER HWY  
STUART, FL 34994

