

12620207
09/20/2017 04:14 PM \$16.00
Book - 10600 Pg - 5678-5681
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SYLVIA M RICHARDSON
3260 S 600 E
SLC, UT 84106
BY: MSP, DEPUTY - WI 4 P.

Quitclaim Deed

RECORDING REQUESTED BY Sylvia Weiss Sinclair

AND WHEN RECORDED MAIL TO:

Sylvia M. Richardson, Grantee(s)
3250 South 600 East
Salt Lake City, UT 84106

Consideration: \$ NO consideration

Property Transfer Tax: \$

Assessor's Parcel No.: 16-30-430-023-0000

PREPARED BY: Sylvia Weiss Sinclair certifies herein that he or she has prepared this Deed.

Sylvia Weiss Sinclair
Signature of Preparer

Sept. 20, 2017
Date of Preparation

Sylvia Weiss Sinclair
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on Sept. 20, 2017 in the County of Salt Lake, State of UTAH

by Grantor(s), Sylvia M. Richardson,

whose post office address is 3250 South 600 East, Salt Lake City, UT, 84106 to Grantee(s), Sylvia Weiss Sinclair, Klaus Fledermaus, Linda Richardson whose post office address is 3250, South 600 East, Salt Lake City, UT 84106

WITNESSETH, that the said Grantor(s), Sylvia M. Richardson, for good consideration and for the sum of (\$) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Salt Lake, State of Utah and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Sylvia M. Richardson
Signature of Grantor

Sylvia M. Richardson
Print Name of Grantor

John Carlson
Signature of First Witness to Grantor(s)

John Carlson
Print Name of First Witness to Grantor(s)

~~Signature of Second Grantor (if applicable)~~

~~Print Name of Second Grantor (if applicable)~~

~~Signature of Second Witness to Grantor(s)~~

~~Print Name of Second Witness to Grantor(s)~~

GRANTEE(S): Joint Tenants.

Sylvia Weiss Sinclair
Signature of Grantee

Sylvia Weiss Sinclair
Print Name of Grantee
AKA Sylvia M. Richardson

John Carlson
Signature of First Witness to Grantee(s)

John Carlson
Print Name of First Witness to Grantee(s)

~~Signature of Second Grantee (if applicable)~~

Klaus Die Fledermaus
Print Name of Second Grantee (if applicable)

John Carlson
Signature of Second Witness to Grantee(s)

John Carlson
Print Name of Second Witness to Grantee(s)

Signature of Grantee

Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Liliana Richardson
Signature of Second Grantee (if applicable)

Liliana Richardson
Print Name of Second Grantee (if applicable)

John Carlson
Signature of Second Witness to Grantee(s)

John Carlson
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Utah

County of Salt Lake

On 20 SEPT 2017, before me, JULIE STRINGHAM, a notary public in and for said state, personally appeared, Sylvia M RICKARDS AKA
Sylvia Wiers Sinclair & Kamus De Flederman who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

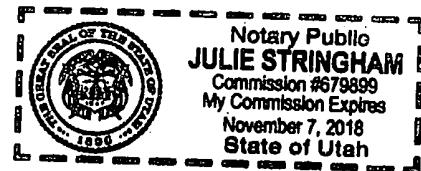
WITNESS my hand and official seal.



Signature of Notary

Affiant Known _____ Produced ID V

Type of ID DL, DL, PASSPORT



(Seal)

Exhibit "A"

RECORDING REQUESTED BY:

JPMORGAN CHASE BANK, N.A.
LIEN RELEASE
700 KANSAS LANE, MAIL CODE LA4-3120
MONROE, LA 71203

AND WHEN RECORDED MAIL TO:

UST-Global
Recording Department
345 Rouser Road; Suite 200
Moon Township, PA 15108

Loan Number: 3010093247

~~12078351
6/25/2015 8:55:00 AM \$12.00
Book - 10337 Pg - 2502-2503
Gary W. Ott
Recorder, Salt Lake County, UT
INGEO SYSTEMS
BY: eCASH, DEPUTY - EF 2 P.~~

VRU Number: 1-888-679-6377

Substitution of Trustee and Deed of Reconveyance

Pursuant to Utah Code Ann. Sec. 57-1-22

The undersigned, Holder of the Note secured by Deed of Trust executed by SYLVIA M RICHARDSON as trustor, in which WASHINGTON MUTUAL BANK, FA is named beneficiary and U.S. TITLE OF UTAH as trustee, and filed for record on 10/02/2007 and recorded in 9522, at 1049, and/or Recorder's Entry No. 10238956, Records of Salt Lake County, Utah, hereby substitutes J.P. MORGAN CHASE CUSTODY SERVICES, INC as Trustee in lieu of the Trustee therein.

Property address known as 3250 SOUTH 600 EAST SALT LAKE CITY, UT 84106

Tax ID/PIN/Serial #: 16-30-430-023-0000

BEGINNING AT THE NORTHEAST CORNER LOT 9, BLOCK 3, SPRING VIEW PARK, SOUTHWESTERLY 152.09 FEET; SOUTH 11.94 FEET; THENCE SOUTHEASTERLY ALONG CURVE TO THE LEFT 71.45 FEET; THENCE SOUTH 78 DEGREES 20' EAST 98.33 FEET; THENCE NORTH 100.76 FEET TO BEGINNING.

J.P. MORGAN CHASE CUSTODY SERVICES, INC whose address is 780 Kansas Lane, Monroe, LA 71203 hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Holder and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.

In witness whereof the undersigned JPMORGAN CHASE BANK, N.A., as Holder and J.P. MORGAN CHASE CUSTODY SERVICES, INC, as Successor Trustee, has caused this instrument to be executed this day of 06/25/2015, each in its respective interest.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,

SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A

WASHINGTON MUTUAL BANK, FA

By:

Arcola Freeman

Arcola Freeman
Vice President

J.P. MORGAN CHASE CUSTODY SERVICES, INC
By:

Amy Kight

Amy Kight
Asst Secretary