

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-111899-BOX

13235959
4/6/2020 1:48:00 PM \$40.00
Book - 10922 Pg - 4425-4427
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SILK TITLE UTAH LLC
BY: eCASH, DEPUTY - EF 3 P.

This document prepared by:
Frank P. Dec, Esq.
8940 Main St.
Clarence, NY 14031
866-333-3081

Tax ID No.: 20-34-479-013-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 30th day of March, 20 20, by and between **John W. Fairbanks, Jr. and Stephanie C. Fairbanks, f/k/a Stephanie Chappell, husband and wife, who both acquired title as unmarried, As Joint Tenants**, a mailing address of 8559 S Sunrise Oak Drive, West Jordan, UT 84081, hereinafter referred to as Grantor(s) and **John W. Fairbanks, Jr. and Stephanie C. Fairbanks, husband and wife, as joint tenants with rights of survivorship**, a mailing address of 8559 S Sunrise Oak Drive, West Jordan, UT 84081, 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 Salt Lake County, UTAH:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 8559 S Sunrise Oak Drive, West Jordan, UT 84081

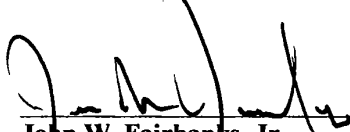
SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Book 9394, Page 7860, Recorded: 12/14/2006

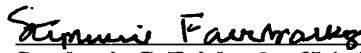
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever 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.



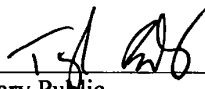
John W. Fairbanks, Jr.



Stephanie C. Fairbanks, f/k/a Stephanie Chappell

STATE OF Utah
COUNTY OF Salt Lake

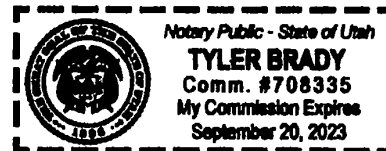
On the 30th day of March, A.D. 2020, personally appeared before me **John W. Fairbanks, Jr. and Stephanie C. Fairbanks, f/k/a Stephanie Chappell** the signer of the within instrument, who duly acknowledged to me that he/she executed the same.



Notary Public

My commission expires Sept 20, 2023

Residing in Bluff, UT



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 SALT LAKE COUNTY, STATE OF UTAH,
TO-WIT:

LOT 1024, THE OAKS AT JORDAN HILLS VILLAGES PHASE 10, ACCORDING TO THE
OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY
RECORDER.

SUBJECT TO CURRENT GENERAL TAXES, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY
AND RESERVATIONS APPEARING OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO JOHN W. FAIRBANKS, JR. AN UNMARRIED
MAN AND STEPHANIE CHAPPELL, AN UNMARRIED WOMAN, AS JOINT TENANTS FROM
JAYSON CREGER AND ROBYN CREGER, BY DEED DATED DECEMBER 13, 2006, AND
RECORDED ON DECEMBER 14, 2006, AS 9940196: BOOK 9394, PAGE 7860.

PARCEL ID NUMBER: 20-34-479-013-0000

PROPERTY COMMONLY KNOWN AS: 8559 S SUNRISE OAK DRIVE, WEST JORDAN, UT 84081