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3/3/2021 8:27:00 AM \$40.00  
Book - 11129 Pg - 642-643  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
LSI TITLE CO  
BY: eCASH, DEPUTY - EF 2 P.

Commitment Number: 28124207  
Seller's Loan Number: 21012050

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**28-22-101-038-0000**

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**QUITCLAIM DEED**

**Cody Albrecht Coonradt, grantor, a married man**, whose mailing address is **2104 E Pleasant Valley Ct, Sandy, UT 84092**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Cody Albrecht Coonradt and Linzy Coonradt, husband and wife**, as tenants in common, hereinafter grantees, whose tax mailing address is **2104 E Pleasant Valley Ct, Sandy, UT 84092**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Lot 201, Paradise Valley Subdivision Phase 2, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah. Less and excepting therefrom the Southernmost 4 feet of Lot 201, Paradise Valley Subdivision Phase 2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder**

**Property Address is: 2104 E Pleasant Valley Ct, Sandy, UT 84092**

Prior instrument reference: **12474398**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than

those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

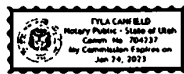
Executed by the undersigned on 22 Feb, 2021:

Cody Albrecht Coonradt

**Cody Albrecht Coonradt**

STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on 22 Feb, 2021 by **Cody Albrecht Coonradt** who is personally known to me or has produced **Cody Albrecht Coonradt** as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



This notarial act involved the use of online communication technology

Tyla Canfield

Notary Public

01/24/2023

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

This notarial act was performed remotely and involved the use of audio-video communication technology