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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

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.

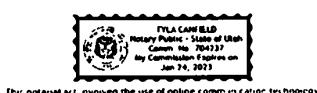
Executed by the undersigned on 22 Feb, 2021:

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.



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