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**After Recording, Return to:**  
Mortgage Information Services, Inc.  
Attn: Recording Department  
4877 Galaxy Parkway, Suite I  
Cleveland, OH 44128

**Grantee Address:**  
Timothy Tait and Nicole Brandt  
265 E. 800 S.  
Salt Lake City, UT 84111

13595548  
03/12/2021 10:43 AM \$40.00  
Book - 11135 Pg - 1887-1889  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
JODY SHAFER  
4877 GALAXY PKWY  
CLEVELAND OH 44128  
BY: PSA, DEPUTY - MA 3 P.

**RESPA**

**Parcel I.D. # 16-07-130-032-0000**

**MIS FILE NO.**

1851588

**QUITCLAIM DEED**

Timothy Tait, a single man, Grantor, of 265 E. 800 S., Salt Lake City, UT 84111, hereby quitclaims to Timothy Tait, an unmarried man and Nicole Brandt, an unmarried woman, as joint tenants with right of survivorship, Grantee, of 265 E. 800 S., Salt Lake City, UT 84111, for the sum of ten dollars (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

**DEED TO ADD NICOLE BRANDT TO TITLE FOR NO CONSIDERATION.**

Commonly Known as: 265 E. 800 S., Salt Lake City, UT 84111

Prior Recorded Deed Information: Recorded: April 26, 2017, in Book 10551, at Page 2827.

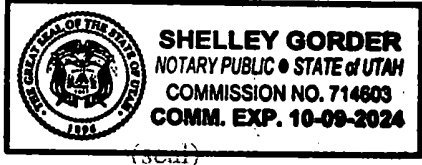
A quitclaim deed when executed as required by law shall have the effect of a conveyance of all right, title, interest, and estate of the Grantor in and to the premises therein described and all rights, privileges, and appurtenances thereunto belonging, at the date of the conveyance.

Witness the hand of said Grantor this 2nd day of February, 2021.

[Signature]  
Timothy Tait

STATE OF UTAH                    )  
  )        SS:  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 2nd day of February, 2021, by Timothy Tait.



[Signature]  
NOTARY PUBLIC

My Commission expires: 10-9-2024 Residing at: Ogden Utah



Fidelity National Title Insurance Company

**Commitment No 1851588**

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 18, PLAT "A", SALT LAKE CITY SURVEY; THENCE EAST 40 FEET; THENCE NORTH 100 FEET; THENCE WEST 40 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING 40 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 18, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 10 FEET; THENCE NORTH 140 FEET; THENCE WEST 10 FEET; THENCE SOUTH 56 FEET, MORE OR LESS, TO THE SOUTH LINE EXTENDED OF AN EXISTING GARAGE; THENCE WEST ALONG SAID SOUTH LINE OF GARAGE 40 FEET; THENCE SOUTH 8 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID GARAGE 40 FEET; THENCE SOUTH 76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel ID: 16-07-130-032-0000

Commonly known as 265 East 800, Salt Lake City, UT 84111  
However, by showing this address no additional coverage is provided

*This page is only a part of an ALTA® Short Form Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

27C166B

**ALTA Short Form Commitment for a Short Form Residential Loan Policy (12-1-17)**

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AMERICAN  
LAND TITLE  
ASSOCIATION



BK 11135 PG 1889